

Whitakers

Estate Agents



482 Leads Road, Hull, HU7 4XS

Offers In The Region Of £450,000

A rare opportunity has arisen to own this impressive 3 bedroom detached "hidden gem" with stunning gardens!

Standing on an amazing plot and situated in a prime position on Leads Road, just a short walk from historic Sutton village and being ideally positioned for local schools and amenities, this imposing property is fronted by an impressive tree lined garden with ample parking and offers most spacious family accommodation....However, the true attraction really appears once you set foot into the rear of the property!

The stunning rear gardens are a sight to behold, a real oasis of peace and tranquillity with expansive lawns, mature trees and shrubbery and having been enjoyed for generations by the current owners! In addition, to the rear of the garden lies the old Orchard, a further expanse of tree lined, lawned garden presenting endless possibilities to the next privileged owner of this stunning property (subject to necessary consents).

The property itself briefly comprises a welcoming entrance hall, sitting/dining room, lounge, downstairs cloakroom, kitchen, utility room, and rear porch to the ground floor whilst the staircase leads to the impressive galleried landing giving access to 3 double bedrooms and a bathroom.

Externally the lawned front garden with private gated driveway leads to the garage and also gives offroad parking for multiple vehicles whilst the rear gardens really do need to be experienced and viewed in person to be fully appreciated!

Properties of this magnitude and potential rarely become available and we strongly recommend viewing to fully appreciate the opportunity!

The Accommodation Comprises

Entrance Hallway



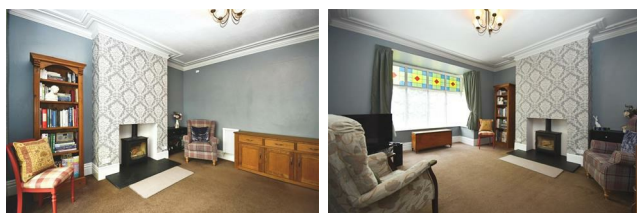
Composite door from the tiled storm porch lead to the impressive hallway with rear composite entrance door to the gardens, stairs to the first floor, under stair storage and side uPVC window.

Sitting Room 16'6 max x 11'1 (5.03m max x 3.38m)



Front uPVC bay window with stained glass, carpeted flooring and wood burning stove.

Lounge 16'6 max x 13'9 (5.03m max x 4.19m)



Front uPVC bay window with stained glass, carpeted flooring and wood burning stove.

Downstairs Cloakroom

Situated to the rear of the hallway with low flush wc, vanity sink unit, half height wall tiling and window to rear aspect.

Kitchen 9'9 x 13'9 (2.97m x 4.19m)



With fitted wall and base units, contrasting work surfaces and tiled splash backs. Stainless steel sink/drainage with mixer taps, plumbing for automatic washing machine, dish washer and drier and space for free standing gas cooking appliance with extractor over. Tiled flooring, wood burning stove and uPVC window to rear. Doorway leads into....

Rear Lobby 11'9 x 6'2 (3.58m x 1.88m)

Fitted base units with contrasting work surface

and tiled splash backs, tiled flooring, space for free standing fridge/freezer, two uPVC windows and composite door into....

Rear Porch



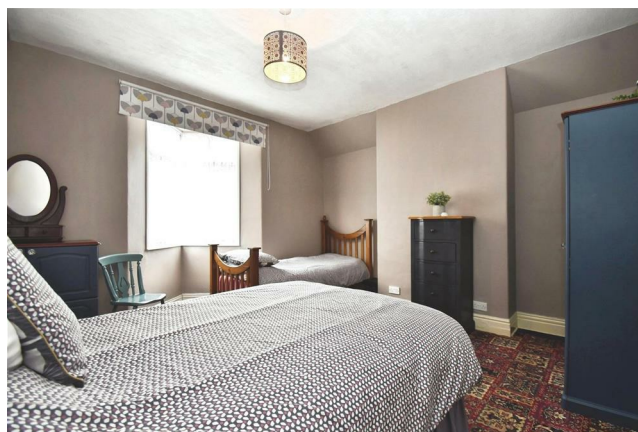
With uPVC windows and door into rear garden.

First Floor Landing



The staircase rises to the galleried landing with uPVC windows to side and rear, carpeted flooring and storage cupboard.

Bedroom One 13'4 x 13'10 (4.06m x 4.22m)



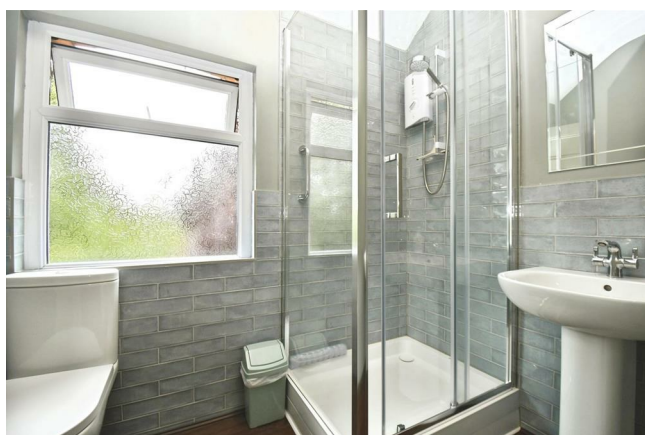
With uPVC Oriel bay window to front aspect and carpeted flooring

Bedroom Two 12'6 x 12' (3.81m x 3.66m)



With uPVC bay window to front aspect and carpeted flooring

Bedroom Three 9'9 x 13' (2.97m x 3.96m)



With uPVC window to rear aspect and carpeted flooring

Shower room

Comprising single shower cubicle with electric shower over, low flush wc and hand wash basin. Half height wall tiling, electric heater and uPVC window to rear aspect.

Grounds



The tree fronted lawned front garden with side driveway leading to the double garage give a most impressive first impression of this property however set foot in the expansive and breath taking rear gardens and the true hidden splendour of this property reveals itself.!

The expansive lawns, mature trees and shrubberies really do need to be viewed to be fully appreciated and offer an amazing opportunity for further development (subject to necessary approvals)

The Old Orchard



Located at the foot of the rear garden, a further spacious lawned garden with tree lined perimeters and countless possibilities (subject to permissions)

Garage and Outbuildings



The double garage is approached by the private driveway whilst to the rear of the property there are a number of versatile out buildings.

Tenure

The property is Freehold

Council Tax

Council Tax band D

Kingston upon Hull City Council

EPC

EPC rating F

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 6 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

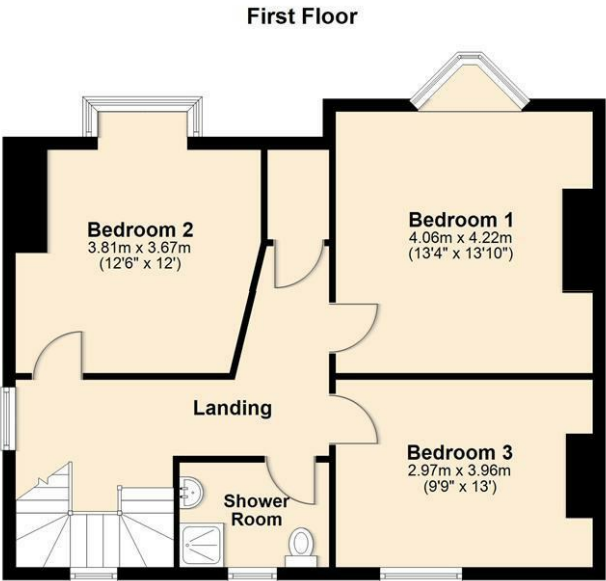
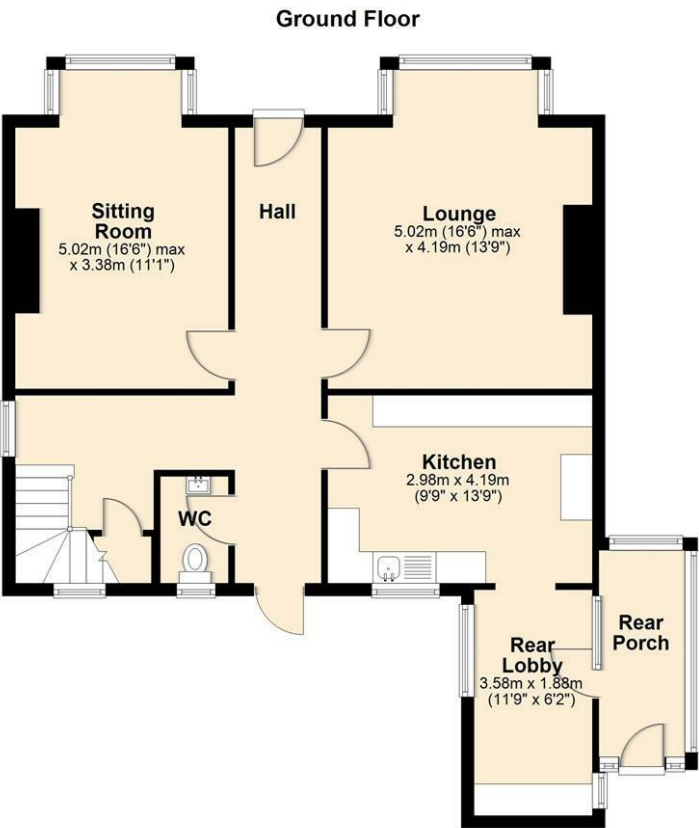
Coalfield or Mining Area - No

Planning - No

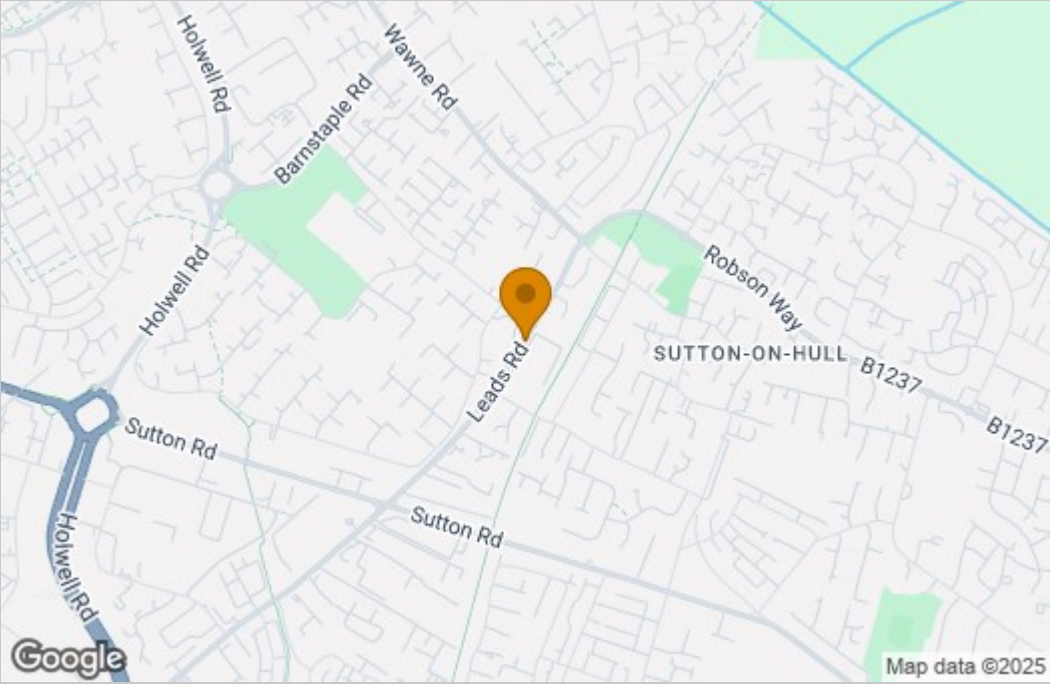
Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

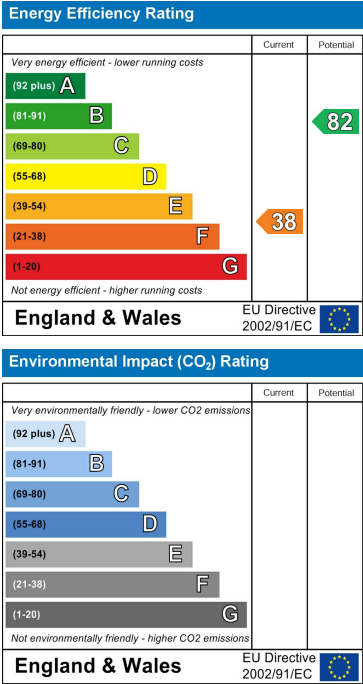
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.