

Whitakers

Estate Agents



2 Leads Road, Hull, HU7 4XU

Asking Price £110,000

We are acting in the sale of the above property and have received an offer of £97,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

This spacious 2 bedroom terraced cottage with loft room is available to purchase with NO ONWARD CHAIN!

Whilst in need of some modernisation and refurbishment, this nevertheless represents an outstanding opportunity for the purchaser to truly put their own stamp on a deceptively spacious and versatile property in a most popular location!

Situated just a short walk from historic Sutton village and benefitting from excellent transport links around the City, the property briefly comprises; entrance porch, hallway, lounge, sitting room, kitchen and utility/downstairs WC to the ground floor, 2 double bedrooms, one with ensuite shower room and the second with ensuite bathroom and dressing room whilst a fixed staircase from the rear bedroom leads to the handy second floor loft room.

With a private enclosed rear garden, gas central heating (untested) and uPVC glazing throughout, internal viewing is recommended to appreciate the scale of the accommodation available!

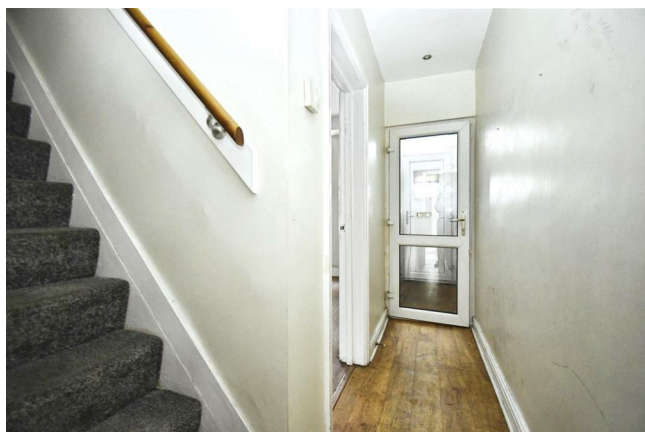
The Accommodation Comprises

Entrance Porch



uPVC entrance door into front porch area with second uPVC door into....

Hallway



With laminate flooring and stairs to first floor

Lounge 12'9 x 10'9 (3.89m x 3.28m)



With uPVC window to front aspect, laminate flooring and central heating radiator.

Sitting Room 14'2 x 12'1 (4.32m x 3.68m)



With uPVC French doors, central heating radiator and under stair cupboard

Kitchen 10'9 max x 6'11 (3.28m max x 2.11m)



Fitted wall and base units with contrasting work surfaces, 4 ring gas hob with extractor over and electric fan oven below and stainless steel sink and drainer. Laminate flooring, central heating radiator and uPVC window and door to rear garden.

Utility Room/WC



Low flush wc, hand wash basin and plumbing for automatic washing machine. Tiled walls and flooring, wall mounted combi boiler and uPVC window to side aspect.

First Floor Landing

Stairs from hallway to first floor landing.

Bedroom One 14'2 x 12'8 (4.32m x 3.86m)



Two uPVC windows to front aspect, laminate flooring, central heating radiator and door into.....

Ensuite shower room



Shower cubicle with mains shower and hand wash basin. Vinyl flooring, partially tiled walls and central heating radiator.

Bedroom Two 14'3 x 12'1 (4.34m x 3.68m)



With uPVC French doors onto decked balcony, laminate flooring, fitted wardrobes and central heating radiator, internal doorway to stairs to loft room and doorway into...

Dressing Room 6'10 x 7'3 (2.08m x 2.21m)



With uPVC window to side aspect, laminate flooring, central heating radiator and fitted furniture. Door leads into....

Ensuite Bathroom



Panel bath, single shower enclosure with mains shower, hand wash basin and low flush wc. Heated towel rail, laminate flooring, part tiled walls and uPVC window to rear aspect.

Second Floor Landing

Stairs from bedroom two leading to loft room

Loft Room 13'3 max x 13'2 (4.04m max x 4.01m)



With two uPVC windows to rear aspect, laminate flooring, central heating radiator, electric supply and lighting.

Outside



To the rear of the property is an enclosed garden laid to aggregate with paved patio, decked covered seating area and further raised decking to the rear and storage shed.

Tenure

We understand the property to be Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC rating D

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 - Sutton Village

Flood Risk - Very Low

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

Broadband - Basic 10 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.

We are acting in the sale of the above property and have received an offer of £97,500 on the above

property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

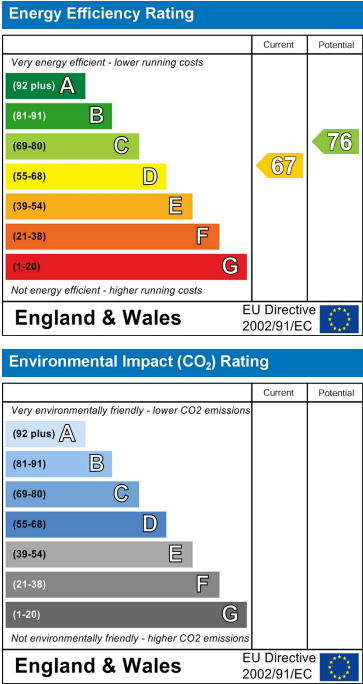
Floor Plan



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.