

# Whitakers

Estate Agents



## 25 Lealholme Court, Hull, HU8 9FF

**£129,950**

Whitakers are delighted to bring this OUTSTANDING 2 bedroom terraced home to the market!

Situated just off Howdale Road in a quiet cul-de-sac, conveniently located for the local shops and amenities of nearby Sutton Village and enjoying excellent transport links around the City, the property has been recently refurbished and modernised by the current owners to the highest standard!

Being ideal for first time buyers, downsizers and Investors alike, the property briefly comprises; entrance hall, lounge with open plan staircase leading to the first floor and a recently installed dining kitchen with uPVC double glazed French doors leading to the rear garden to the ground floor whilst to the first floor are 2 double bedrooms and a modern family bathroom with walk-in shower.

Also benefitting from a lovely enclosed rear garden and allocated parking, the property also has electric heating and UPVC double glazing throughout and early viewing is highly recommended!



## The Accommodation Comprises

### Entrance Porch

Composite door, vinyl flooring with door through to.....

### Lounge 15'5" x 11'9" (4.71 x 3.60 )



uPVC window to the front aspect, feature media wall with electric fire, carpeted flooring, staircase with under stairs storage and modern electric heaters.

### Kitchen/Diner 9'0" x 11'10" (2.76 x 3.63 )



A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Window to the rear aspect and French doors giving access to the rear garden and allowing plenty of natural light. Laminate flooring, a modern electric radiator and integrated appliances include an electric double oven, four ring electric hob, fridge/freezer and washing machine.

### First Floor Landing



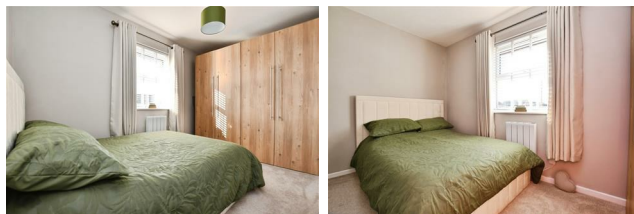
Carpeted flooring and hatch giving access to the loft.

### Bedroom One 9'1" x 11'9" (2.78 x 3.59 )



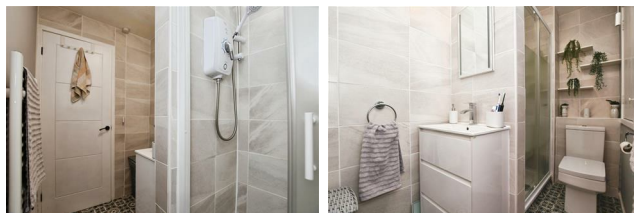
uPVC window to the rear aspect, carpeted flooring, fitted wardrobes and modern electric radiator.

### Bedroom Two 8'7" x 11'9" (2.63 x 3.60)



uPVC window to the front aspect, carpeted flooring and modern electric radiator.

### Shower Room



Stunning upgraded shower room, walk-in cubicle, electric shower, hand wash basin with vanity unit, low level wc, vinyl flooring, storage cupboard and electric towel heater.

### Outside



To the front of the property is a small gravelled garden offering off-street parking, to the rear is a stunning enclosed garden with decking to the patio, pergola, raised planters and lawned area. Perfect for outside entertaining.

### Parking

The property offers an allocated parking bay, a parking permit and off road parking for a small car to the front.

### Tenure

The property is Freehold

We are informed that there is a monthly service charge of £18.19 for the upkeep of exterior areas, this should be verified via Vendors Solicitors

### Council Tax

Council Tax band B

Kingston upon Hull City Council

### EPC

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 - No

Flood Risk - Medium

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

Broadband - Basic 6 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

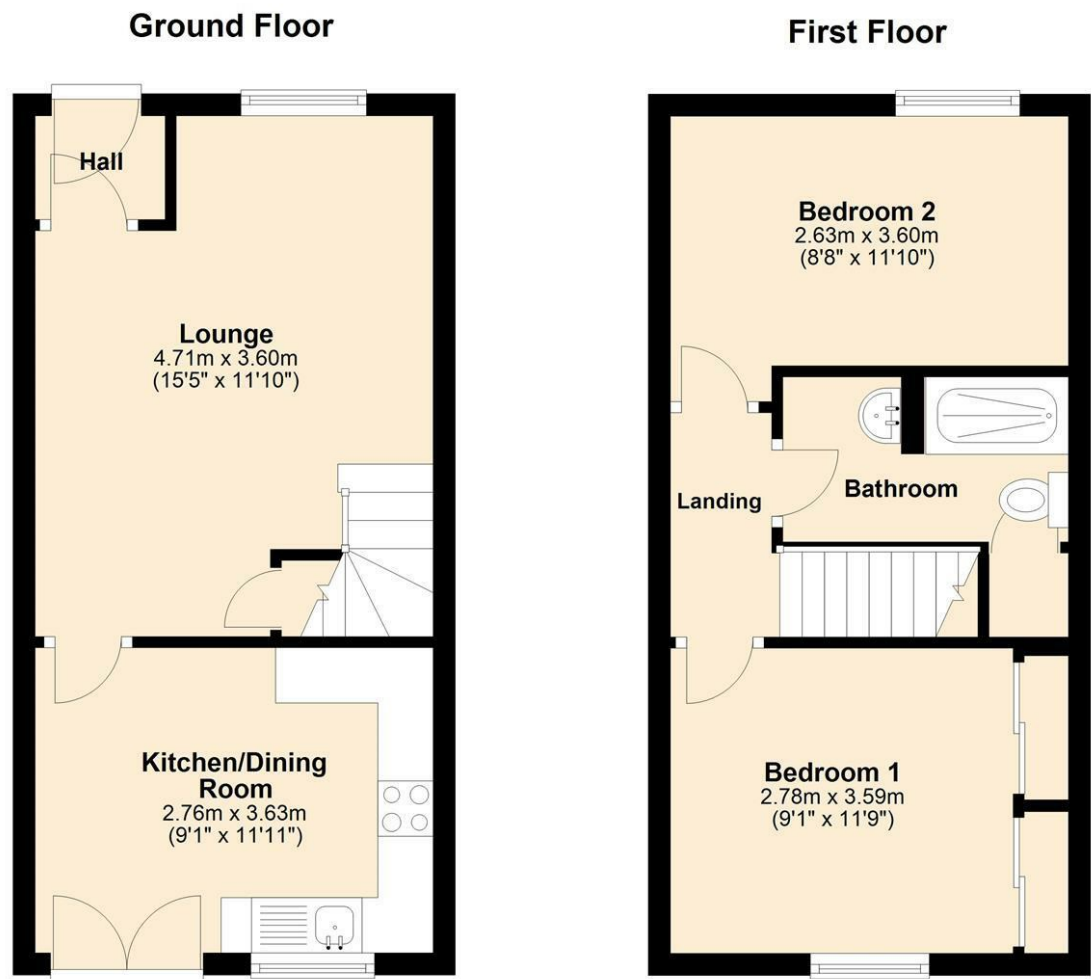
Coalfield or Mining Area - No

Planning - No

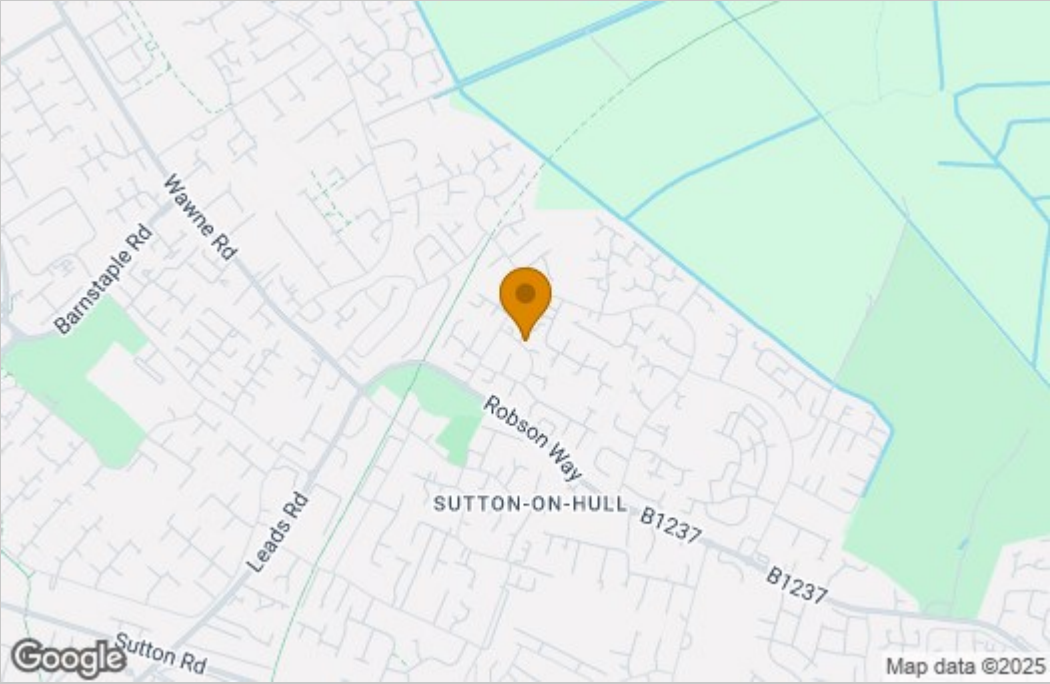
#### Whitakers Estate Agent Declaration:

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.

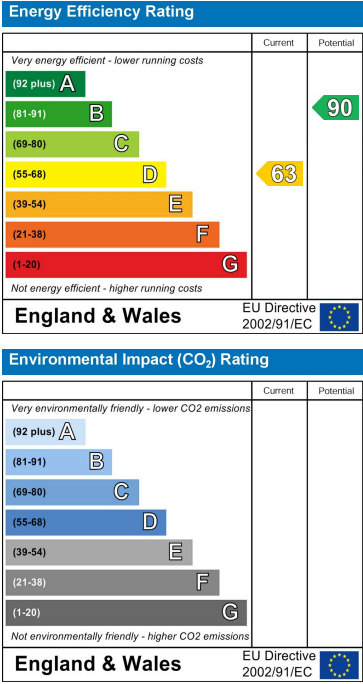
Floor Plan



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.