

Whitakers

Estate Agents



1A Leads Bungalows Leads Road, Hull, HU7 4XW

Asking Price £285,000

This STUNNING 3 bedroom detached TRUE bungalow is available to purchase with NO ONWARD CHAIN!

Having been completely remodelled and refurbished by the current owners, the property is presented in MOVE-IN condition and represents single story living in its finest form!

Ideally situated just a short walk from Sutton Village this versatile and flexible property should appeal to both down-sizers and families alike and briefly comprises; entrance hallway, 3 bedrooms, modern shower room and stunning kitchen/family room with bi-folding doors into rear garden.

With a generous rear garden and brick built shed, garage and off road parking to the front together with uPVC glazing and gas central heating, this rare opportunity is really not to be missed!

The Accommodation Comprises

Entrance Hallway



uPVC entrance door into central hallway with laminate flooring, central heating radiator, storage cupboard and loft access hatch.

Bedroom One 14'10 x 9' (4.52m x 2.74m)



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

Bedroom Two 9' x 9'10 (2.74m x 3.00m)



With uPVC window to side aspect, carpeted flooring, built in cupboard and central heating radiator.

Bedroom Three 6'3 x 9'10 (1.91m x 3.00m)



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

Shower Room



Modern shower room comprising walk-in double shower with fitted screen and wall mounted electric shower, low flush wc and vanity hand wash basin. Vinyl flooring, part panelled walls heated ladder style towel rail and uPVC window to side aspect.

Open plan Kitchen/Dining/Living Room 18' x 24'3 (5.49m x 7.39m)



The focal point of the property is the stunning rear Open plan Kitchen/Dining/Living Room! Fitted with a range of contemporary shaker style wall and base units with contrasting compressed laminate work surfaces and splash backs, a 4 ring halogen hob with extractor oven and mid level electric fan oven. The central breakfast island features a stainless steel sink/drainers with telescopic mixer taps, under counter cupboards, and space for dining whilst the bi-folding doors open onto the rear patio. There is a central heating radiator and laminate flooring to the kitchen whilst the spacious living area features carpeted flooring, a second central heating radiator and uPVC window to rear.

Garage

Located to the side of the property with up and over door and uPVC window to the front and rear uPVC window and door into the rear garden.

Outside



To the front of the property is a resin driveway and further gravelled area giving off road parking for multiple vehicles whilst the enclosed rear garden features a resin patio, further paved seating area to the side, timber fencing to perimeters and a versatile brick built shed with uPVC windows and doors.

Tenure

The property is Freehold

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 - Very Low

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

Broadband - Basic 1 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

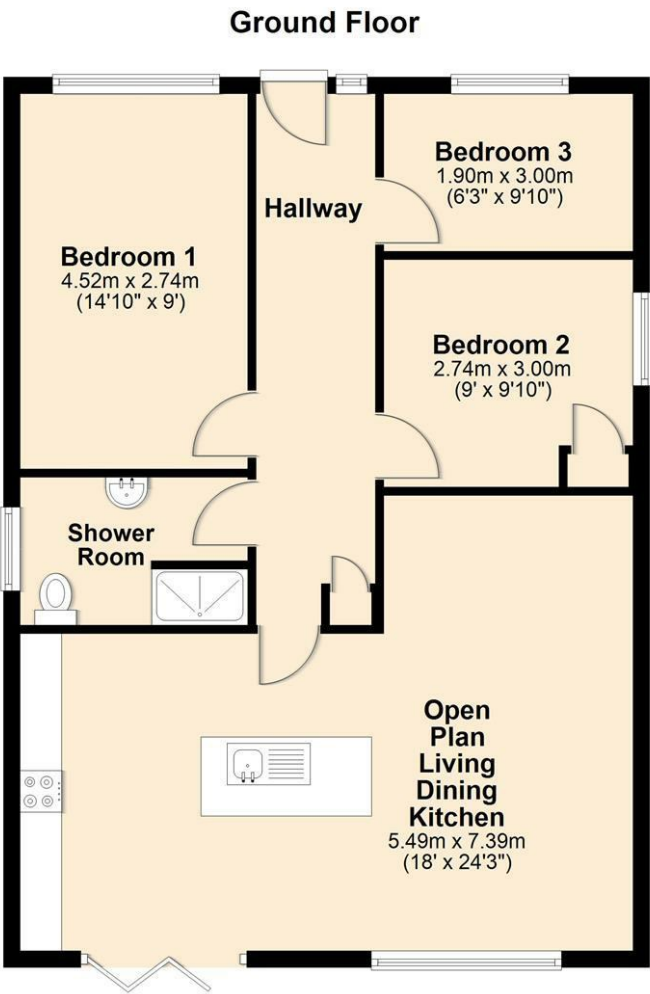
Coalfield or Mining Area - No

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.

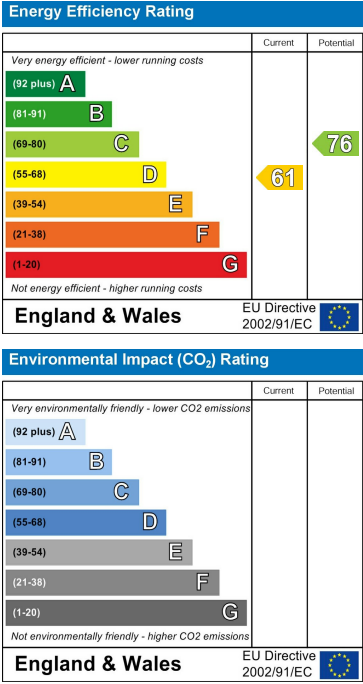
Floor Plan



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.