



Ledbury Road, Hull HU5 5SJ

Welcome to

Ledbury Road, Hull

GUIDE PRICE £130,000-£140,000

Lovely Home On Ledbury Road with Entrance Hall, Lounge, Fitted Kitchen, Conservatory, 2 Bedrooms, Family Bathroom, Gardens, Outside Bar & Off Street Parking! Book your viewing now!



Entrance Hall

With double glazed door to the side and stairs to the First Floor.

Lounge

11' 3" plus bay x 13' 7" max (3.43m plus bay x 4.14m max)
With double glazed bay window to the front, wall mounted feature fire, radiator, television point and coving to the ceiling.

Kitchen

13' 3" x 8' (4.04m x 2.44m)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, radiator, plumbing for an automatic washing machine, space for a tumble dryer, space for an american style fridge freezer, storage cupboard, double glazed windows to the side and rear and double glazed door leading to the Conservatory.

Conservatory

7' 8" x 11' 4" (2.34m x 3.45m)
With double glazed windows to the side and rear, radiator, built in cupboard, wall light points and double glazed french style doors leading to the Rear Garden.

First Floor

Bedroom 1

11' 5" x 13' 7" (3.48m x 4.14m)
With double glazed window to the front, radiator and coving to the ceiling.

Bedroom 2

7' 9" x 7' 5" (2.36m x 2.26m)
With double glazed window to the rear, radiator, television point and coving to the ceiling.

Bathroom

Bathroom with bath with mains shower over, low level wc, vanity wash hand basin, towel style radiator and double glazed window to the rear.

Outside

Front Garden

With path and gravelled area providing off street parking for several vehicles.

Rear Garden

Rear Garden with path, paved patio area, lawned area, gravelled area, BBQ area, side access gate and timber fencing.

Outside Bar

9' 7" x 13' 6" (2.92m x 4.11m)
With power and double glazed window and door and television point.



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Welcome to

Ledbury Road, Hull

- GUIDE PRICE £130,000-£140,000
- Well Presented Home Off Priory Road
- 2 Bedrooms
- Conservatory & Off Street Parking
- Outside Bar & Substantial Rear Garden.

Tenure: Freehold EPC Rating: D

Council Tax Band: A

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

guide price

£130,000 - £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111225 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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