



964 Holderness Road, Hull, HU9 4AB

- Fabulous Renovated, Upgraded and Much Improved Family Home
- Versatile Accommodation arranged on Two Floors
- Spacious Bathroom with Four Piece Suite
- Well Proportioned Rear Facing Lounge
- Two First Floor Bedrooms and Cloakroom
- Must Be Viewed to Fully Appreciate this Exceptional Property
- Generous Garden Plot of Approx. 0.23 acres
- Modern Shaker Style Kitchen with Built in Appliances
- Two Ground Floor Reception Rooms or Additional Bedrooms
- Gas Central Heating System and Replacement Double Glazing

Offers Around £382,500



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Welcome to your new home! Leonards are delighted to market this fabulous family home. Having been extensively renovated, upgraded and improved by the current owners this property really must be seen to be fully appreciated. Occupying a generous garden plot of approx. 0.23 acres (taken from the land registry HS 23475) the property oozes quality throughout. Entering via a gated front access there is a tarmac parking area with side pedestrian access to the rear. A front veranda leading to the main entrance door which opens into the welcoming hallway. The versatile accommodation is arranged on two floors and comprises:- Front facing dining room or additional bedroom four, spacious four piece bathroom suite, rear facing bedroom or sitting room, fitted kitchen with shaker style units and built in appliances and a pleasant rear facing lounge. On the first floor can be found two further bedrooms and a cloakroom. The large rear garden is divided into two sections with a lawn area and further area beyond the fence line having potential garage space at the far end. There is vehicle access via the ten foot which is accessed from Marfleet Lane. Gas fired central heating system with feature radiators, oak internal doors and replacement double glazing. Not to be missed. Viewing via Leonards please.

Location

Located along Holderness Road, the property is well placed for a host of amenities including the Morrisons supermarket. The city centre is within a short commute which provides an extensive range of shopping, leisure and transport facilities.

Front Veranda

A pleasant open veranda area with feature wall and tiled flooring. Main front entrance door provides access into the welcoming hallway.

Entrance Hall

Window to the front elevation, wooden style flooring, feature radiator and inset ceiling lights. Stairs lead off to the first floor accommodation with useful under stairs cupboard.

Ground Floor Bathroom

10'9" x 8'2" (3.291m x 2.510m)

A lovely spacious room which is fitted with a modern four piece suite of tub style bath with freestanding tap with hand shower attachment, shower tray with main plumbed shower, vanity unit with inset basin and WC. Part tiled walls, tiled flooring, wall mounted radiator, inset ceiling lights, extractor fan and window to the side elevation.

Bedroom Four or Dining Room

12'4" x 9'1" extends to 11'2" into the bay (3.773m x 2.787m extends to 3.406m into the bay)

Window to the front elevation, radiator and coving to the ceiling.

Sitting Room or Additional Bedroom Two

10'9" x 13'4" (3.277m x 4.075m)

Window to the rear elevation, radiator and coving to the ceiling.

Fitted Kitchen

8'5" x 20'10" + 5'6" x 6'10" (2.575m x 6.369m + 1.699m x 2.093m)

Fitted with comprehensive range of shaker style base and wall units in an indigo blue finish with quartz style work surfaces over which incorporate the single drainer sink unit. Appliances of dual fuel range style cooker with hood over, washing machine, dishwasher and fridge/freezer. Windows to the side and rear elevations, feature wall mounted radiator, inset ceiling lights, wooden style flooring and side entrance door to the outside.

Lounge

10'5" x 21'6" (3.186m x 6.574m)

French doors provide access to the rear garden and window to the side elevation, wooden style flooring, two radiators (one of which being a wall mounted radiator).

First Floor

Access to eves storage and doors to all rooms off.

Bedroom One

9'8" x 12'11" (2.962m x 3.958m)

Window to the rear elevation, radiator, access to eves, boiler cupboard housing the Worcester gas fired central heating boiler and part sloping ceiling profile.

Bedroom Three

10'4" x 12'11" (3.160m x 3.940m)

Window to the rear elevation, radiator, access to eves and part sloping ceiling profile.



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Cloakroom

Suite of wc and vanity unit with wash hand basin, window to the front elevation, extractor fan and inset ceiling light.

Outside

Accessed via double wooden gates, there is generous tarmac parking area which provides space for numerous cars. There are raised planters and a hedged front boundary. Side gated pedestrian access leads down the side of the property to the rear garden area. The rear garden has a useful store and defined areas with a lovely patio area adjoining the rear of the property, lawned area with fenced and hedged boundaries. At the far end of the garden there is presently a former vegetable plot area, this along with the former garage provides a blank canvass and scope for the new owner to put their own stamp on this area. There is rear access via the ten foot which leads onto Marfleet Lane.

Energy Performance Certificate

The current energy rating on the property is D (67).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number 00230101096403. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law & Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £62.50 + VAT (£75.00 including VAT) from Jane Brooks Law or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected.

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

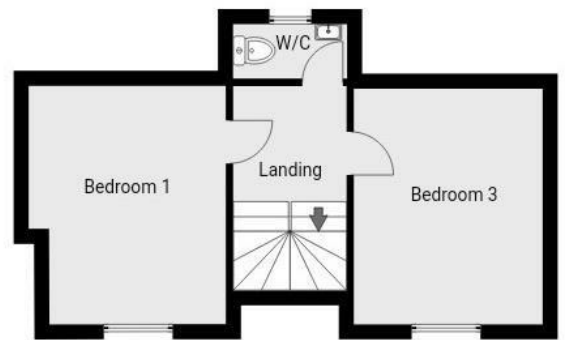
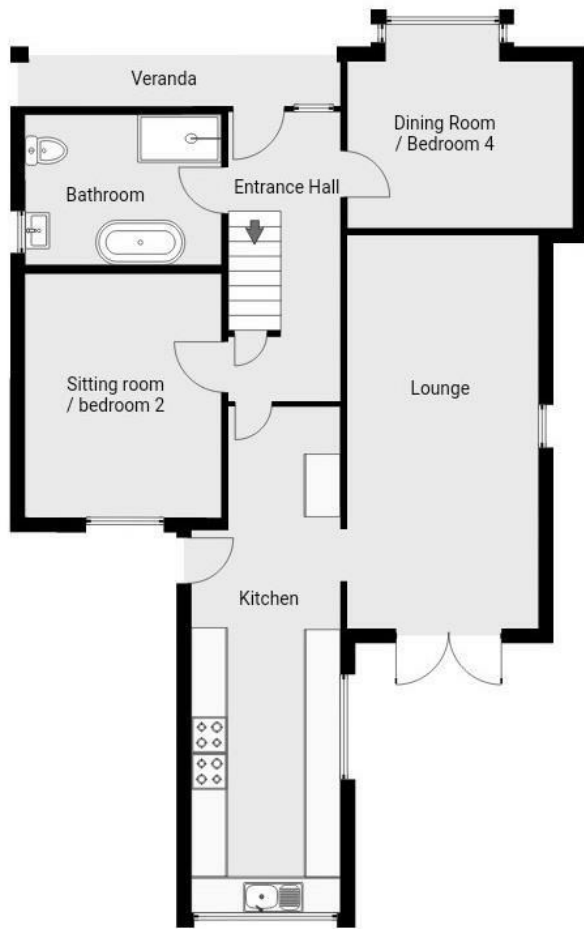
*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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