



12 Deans Drive, Hull, East Yorkshire, HU8 9BU

- Extended Four Bedroom Detached Family House
- Two Generous Reception Rooms and Breakfast Kitchen
- Four First Floor Bedrooms (Three with Wardrobes)
- Ample Off Road Parking with Single Garage
- Gas Central Heating System and Double Glazing
- Cul De Sac Position close to Amenities
- Ground Floor Cloakroom WC
- Modern Well Proportioned Family Bathroom
- Enclosed Rear Garden Area
- Total Floor Area 1571 sq feet (146 sq m) approx

Offers In The Region Of £240,000



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Well proportioned extended four bedroom detached family house, highly recommended for a viewing to fully appreciate the internal and external space provided. Located off Bellfield Avenue the property is well placed for local amenities and green spaces nearby provided by East Park. Upon entering via the main entrance door there is access to the ground floor cloakroom WC, a staircase leads off to the first floor accommodation. On the ground can be found two generous reception rooms, a breakfast kitchen and a side entrance. To the first floor there are four bedrooms (three with wardrobes) and a modern family bathroom. Ample off road parking with single garage and enclosed rear garden area. Gas fired central heating system and double glazing. Viewing via Leonards please.

Location

Located off Bellfield Avenue the property is well placed for local amenities nearby. A wider range of shops and facilities are available along Holderness Road. East Park and the Woodford Leisure Centre are within a short commute and provide green spaces and leisure facilities. Located within the Malet Lambert school catchment area.

Entrance Hall

Main front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation, radiator and wooden effect flooring. Access to ground floor rooms off.

Cloakroom WC

Suite of WC and wash hand basin, window to the front elevation, radiator and wooden effect flooring.

Lounge

10'11" x 20'4" (3.339m x 6.199m)

Window to the front elevation, fire surround with coal effect gas fire, two radiators and access leading into:

Day Room

21'4" x 8'9" (6.520m x 2.683m)

A lovely rear facing room which enjoys views of the rear garden area. French doors open onto the garden with windows to the side and rear elevations, radiator, wooden effect flooring and access into:

Breakfast Kitchen

19'11" x 9'11" (6.080m x 3.036m)

Fitted with a range of base and wall units, work surfaces incorporate the single drainer sink unit. Appliances of electric oven and gas hob. Space for fridge and dishwasher. Windows to the side and rear elevations, radiator and wooden effect flooring.

Side Entrance

8'0" x 4'11" (2.457m x 1.509m)

Side entrance door with adjoining window, plumbing for washing machine, cloaks cupboard, part tiled walls and internal door to the garage.

First Floor Landing

Window to the front elevation, access to roof void and doors to rooms off.

Bedroom One

13'11" x 10'0" to back of wardrobes (4.255m x 3.049m to back of wardrobes)

Window to the front elevation, radiator, range of fitted wardrobes, dressing table, cupboards and bed side drawers.

Bedroom Two

9'11" x 10'0" (3.043m x 3.059m)

Window to the rear elevation, radiator and range of fitted wardrobes, dressing table and drawers.

Bedroom Three

9'8" x 9'11" (2.961m x 3.032m)

Window to the front elevation, radiator, wooden effect flooring, range of fitted wardrobes, desk unit with top cupboards over.

Bedroom Four

11'5" x 6'8" (3.502m x 2.052m)

Window to the rear elevation and radiator.



Bathroom

9'2" x 9'11" (2.795m x 3.048m)

Comprising a suite of bath with shower over and screen, vanity unit with twin wash hand basins and WC. Window to the front elevation, radiator, tiling to the walls, wooden effect flooring, electric towel rail and extractor fan. Boiler cupboard housing the gas fired central heating boiler.

Outside

The property occupies a wedge shaped garden plot and has a generous block paved parking area to the front with metal gated access. Side pedestrian leads to the enclosed rear garden which is laid mainly to lawn with useful garden shed.

Garage

10'0" x 17'4" (3.073m x 5.298m)

With up and over door, power and light provided.

Energy Performance Certificate

The current energy rating on the property is C (70).

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 your agency agreement for any early termination costs or charges which may apply.

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 D for Council Tax purposes. Local Authority Reference Number 00230343001204. 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, Graham & Rosen and 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 £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. 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. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Viewings

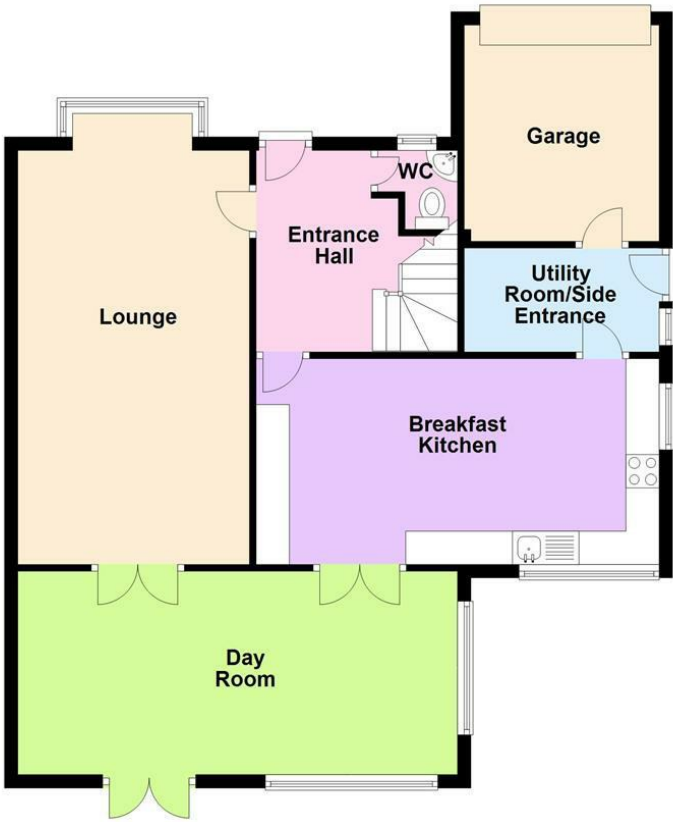
Strictly through the sole agents Leonards 01482 375212/01482 330777

Tenure

The tenure of this property is Freehold.



Ground Floor



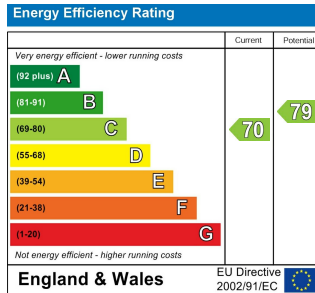
First Floor



Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

12 Deans Drive, Hull



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