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Laburnum Cottage Staithes Road, Preston, Hull, East Yorkshire,

- Extended Four Bedroom Detached Cottage
- Large Garage Workshop 24'4ft x 24'0ft -7.428m x 7.325m plus Side Areas
- Well Proportioned Breakfast Kitchen
- Four Good Size Bedrooms
- Rear Garden with Decking Area
- Generous Garden Plot of circa 0.27 acre
- Two Reception Rooms with Log Burners
- Cloakroom Utility Room
- Four Piece Bathroom Suite
- Extensive Parking Area

Asking Price £365,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

Laburnum Cottage Staithes Road, Preston, Hull, East Yorkshire,

Welcome to this charming detached cottage style house located on Staithes Road in the lovely area of Preston, Hull. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four cosy bedrooms, there is plenty of space for everyone to enjoy. The house features a well-maintained bathroom, ensuring your comfort and convenience. One of the highlights of this property is the extensive parking area and large garage workshop 24'4ft x 24'0ft - 7.428m x 7.325m plus side areas. This is a rare find and a great advantage for those with multiple cars or visitors. Imagine coming home to this delightful house, with its traditional charm and modern amenities. The location offers a retreat from the hustle and bustle of city life, while still being conveniently close to all the amenities you need. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.

Location

The property is located approximately 1¼ miles due north east of Hull City boundary. Staithes Road to the east continues to the centre of the Holderness village of Preston. The village provides a basic but adequate range of local services and facilities, a wider range being available in the nearby Market Town of Hedon, together with a comprehensive range of local services and facilities in the nearby City of Kingston upon Hull.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation and access into the ground floor rooms off.

Lounge

11'3" to back of cb x 12'8" (3.438m to back of cb x 3.882m)

A double aspect room with windows to the front and side elevations, log burner, radiator, beamed ceiling and wooden effect flooring.

Sitting Room

11'4" to back of cb x 12'8" (3.461m to back of cb x 3.876m)

Window to the front elevation, radiator, under stairs cupboard, log burner, beamed ceiling and wooden effect flooring.

Breakfast Kitchen

18'6" x 10'9" (5.656m x 3.302m)

Fitted with a range of base and wall units with contrasting work surfaces over with inset circular bowl and drainer sink unit with mixer tap, appliances of electric oven, gas hob with hood over, fridge, freezer and plumbing for a dishwasher. Concealed gas fired central heating boiler, part tiled walls, tiled flooring, radiator, window to the rear elevation and rear access door.

Side Entrance

Side entrance door, tiled flooring, shoe/store cupboard and access into:

Cloakroom Utility

7'4" x 6'11" (2.252m x 2.117m)

Suite of WC and wash hand basin with vanity unit, work top with cupboard over and space for freestanding appliances beneath. Window to the rear elevation,, towel rail radiator, tiled and flooring.

First Floor Landing

Access to all rooms off.

Bedroom One

11'5" to back of chimney breast x 13'0" (3.487m to back of chimney breast x 3.963m)

Window to the front elevation, radiator, range of wardrobes and decorative fire surround.

Bedroom Two

11'7" x 12'9" (3.556m x 3.903m)

Window to the front elevation, radiator, desk, drawers and shelving. Cupboard off with access to roof void.

Bedroom Three

8'10" x 11'1" (2.700m x 3.395m)

Window to the rear elevation and radiator.

Bedroom Four

8'8" x 11'2" (2.648m x 3.414m)

Window to the rear elevation, radiator and wooden effect flooring.



Bathroom

8'5" x 8'0" (2.566m x 2.449m)

Fitted with a four piece suite of corner bath with mixer tap and hand shower attachment, shower cubicle with Triton shower unit, wash hand basin and WC. Window to the rear elevation, radiator, wooden effect flooring, tiled walls and vanity cupboard.

Outside

The property occupies a pleasant main road position and occupies a generous garden plot of circa 0.27 acre. A side gated driveway provides vehicle access to the property and extensive parking area and large double garage/workshop. The enclosed and gated gardens are predominately laid to lawn with decking area adjoining the rear of the property.

Large Garage Workshop

24'4" x 24'0" + 5'4" x 26'10" + 9'7" x 22'7" (7.428m x 7.325m + 1.639m x 8.193m + 2.927m x 6.906)

A large garage/workshop with two front access doors, power/light and two additional separate work/store areas.

Energy Performance Certificate

The current energy rating on the property is D (63).

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 A for Council Tax purposes. Local Authority Reference Number PRE042180001. 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. Drainage is via a septic tank. None of the services or appliances including boilers, fires and any room heaters have not been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

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.

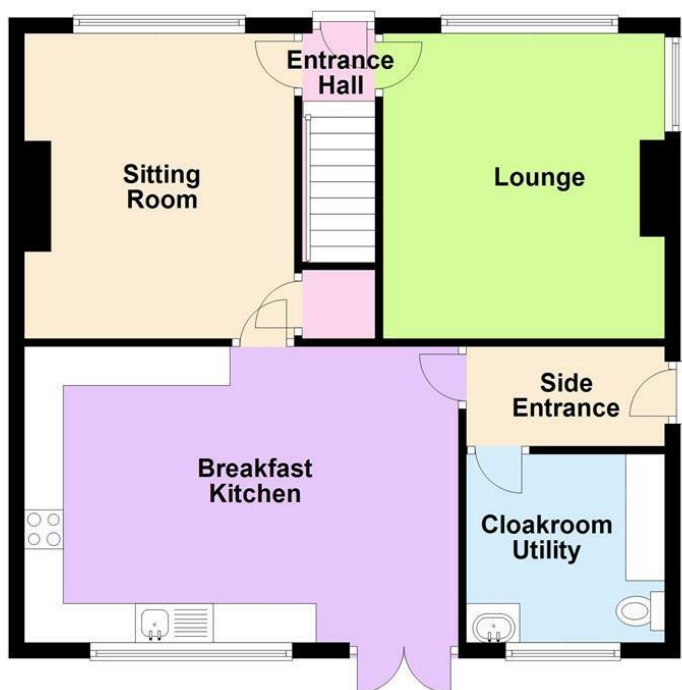


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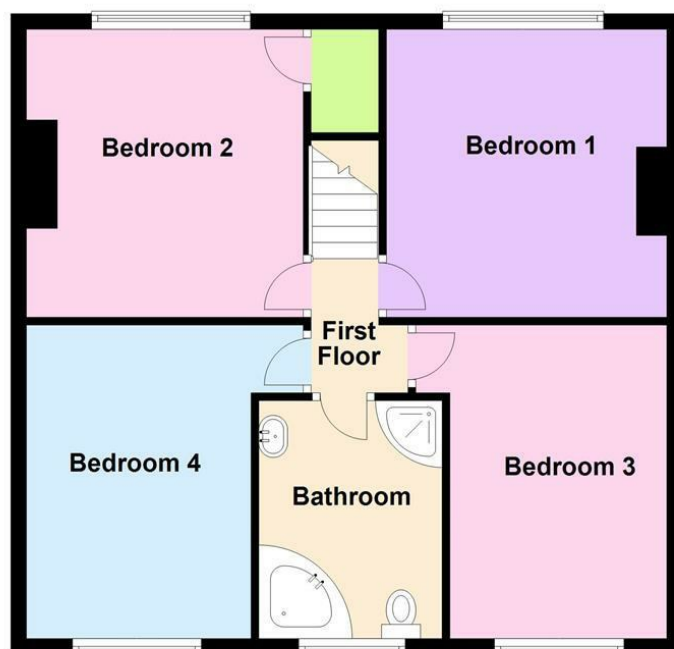


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Ground Floor



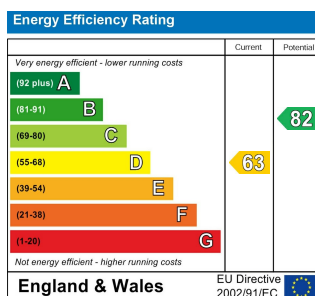
First Floor



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

Plan produced using PlanUp.

Laburnum Cottage, Staithes Road, Preston



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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