



25 Faraday Street, Hull, HU9 3EF

- Deceptive Three Double Bedroom Mid Terrace House
- Early Viewing Recommended to Appreciate The Space Provided
- Entrance Hall with Stairs to the First Floor
- Rear Porch with Ground Floor WC
- Gas Central Heating System (boiler installed Sept 2023) and Double Glazing
- Generous Size Reception Areas and Bedrooms
- Ideal Family Accommodation with Amenities Nearby
- Lounge and Dining Areas plus Breakfast Kitchen
- Three Double Bedrooms and Bathroom
- Halls adjoining with Passage between 25 & 27 Faraday Street

Offers In The Region Of £170,000



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

25 Faraday Street, Hull, HU9 3EF

Three double bedroom mid terrace family house, highly recommended for an internal viewing to fully appreciate the space provided by this lovely home. Offering well proportioned reception rooms and three double bedrooms. Located just off Holderness Road, the property is well placed for local amenities, East Park and the Woodford Leisure centre. The accommodation comprises:- Entrance hall, lounge, dining area, breakfast kitchen, rear outhouse utility, rear porch and GF WC. On the first floor can be found the three double bedrooms and the bathroom. Small front forecourt and passageway access to the enclosed rear garden area. Gas fired central heating system (boiler installed September 2023) and double glazing.

Location

The property is located on Faraday Street which runs between Holderness Road and Lodge Street. Holderness Road has numerous amenities, shops, and local bus routes. There are also local schools nearby, East Park and the Woodford Leisure centre is a short walk away.

Entrance Hall

Main front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation with under stairs cupboard. Radiator and access doors leading into the ground floor rooms off.

Lounge Area

11'6" to back of chimney breast x 11'5" + bay (3.517m to back of chimney breast x 3.485m + bay)

Bay window to the front elevation, fireplace with coal effect gas fire, radiator and sliding doors leading into:

Dining Area

9'7" x 12'6" (2.925m x 3.831m)

Window to the rear elevation and radiator.

Breakfast Kitchen

9'9" x 17'6" (2.991m x 5.338m)

Fitted with a range of base and wall units, contrasting work surfaces incorporate the single drainer sink unit with mixer tap. Appliances of electric oven with gas hob and hood over. Two windows to the side elevation, radiator and wooden effect flooring.

Outhouse Utility

10'9" x 6'5" (3.292m x 1.963m)

Window to the side elevation, space for appliances and shelving.

Rear Porch

Window to the rear elevation and side entrance door.

Ground Floor WC

Suite of WC and window to the rear elevation.

First Floor Landing

Access to roof void, radiator and doors to all rooms off.

Bedroom One

15'11" to chimney breast x 11'5" (4.864m to chimney breast x 3.498m)

Two windows to the front elevation, radiator and range of wardrobes with dressing table and top cupboards over.

Bedroom Two

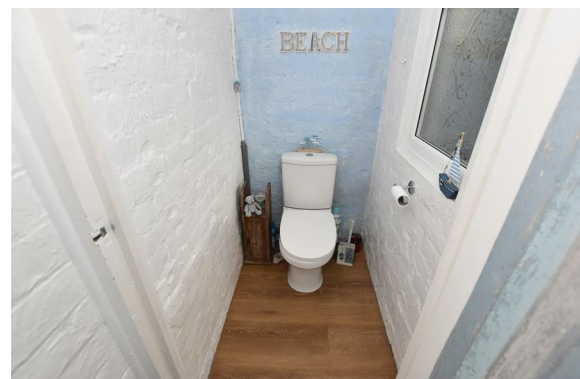
11'6" to back of wardrobes x 12'6" (3.517m to back of wardrobes x 3.830m)

Window to the rear elevation and radiator.

Bedroom Three

9'11" x 11'6" (3.046m x 3.528m)

Window to the rear elevation, radiator and wall mounted gas fired central heating boiler.



Bathroom

5'10" x 5'7" (1.789m x 1.713m)

Suite of bath with mixer tap and mains shower over, wash hand basin and WC. Tiling to the walls and radiator.

Outside

Standing behind a small dwarf brick wall frontage with wrought iron railings and gateway. A side shared passage access leads to the rear of the property and garden area. The enclosed rear garden area is laid mainly to lawn with rear canopy/store area.

Energy Performance Certificate

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

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 B for Council Tax purposes. Local Authority Reference Number 00230148002506. 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. 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.org.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.





Potential Layout for guidance purposes only.
 Room Measurements are approx.
 Plan produced using PlanUp.
25 Faraday Street, Hull

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(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. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.