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10 Barleigh Road, Hull, East Yorkshire, HU9 4TH

- Well Presented Four Bedroom Detached Family House
- Generous Rear Garden Area
- Front Facing Lounge with Separate Rear Facing Dining Room
- Four Well Proportioned Bedrooms with Wardrobes
- Off Road Parking with Integral Garage
- Pleasant Development off Marfleet Lane.
- Entrance Hall with Stairs off
- Modern Breakfast Kitchen with GF Cloakroom WC
- En Suite Shower Room and Family Shower Room
- Not To Be Missed - Early viewing Essential

Offers In The Region Of £260,000



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10 Barleigh Road, Hull, East Yorkshire, HU9 4TH

Nestled on the charming Barleigh Road in Hull, this delightful detached house offers a perfect blend of comfort and space, ideal for family living. With four generously sized bedrooms, this property provides ample room for relaxation and privacy. The two well-appointed shower rooms ensure convenience for all residents, making morning routines a breeze.

The heart of the home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a vibrant dining area.

Outside, the property boasts parking for two cars plus an integral garage, a valuable asset in today's busy world. This feature not only adds convenience but also enhances the overall appeal of the home.

Barleigh Road is a pleasant location, offering a friendly community atmosphere while being conveniently close to local amenities, schools, and parks. This property is an excellent opportunity for those seeking a spacious family home in a desirable area. Don't miss the chance to make this house your new home.

Location

Located Off Marfleet Lane which in turn lies off 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.

Entrance Hall

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

Lounge

12'3" x 15'7" + bay (3.743m x 4.755m + bay)

Bay window to the front elevation, radiator and fire surround with coal effect gas fire.

Dining Room

8'10" x 10'7" (2.703m x 3.247m)

Overlooking the rear garden with French doors providing access to the outside. Radiator and wooden effect flooring.

Breakfast Kitchen

11'7" x 10'7" (3.546m x 3.243m)

Fitted with a modern range of base and wall units with contrasting work surfaces over, matching breakfast bar area. Single drainer sink unit with mixer tap and integrated appliances of electric oven with gas hob and hood over. Built in fridge/freezer and space for washing machine. Window to the rear elevation, wooden effect flooring, side entrance door. Access into:

Cloakroom WC

Suite of WC and vanity unit with wash hand basin. Window to the side elevation, radiator and wooden effect flooring.

First Floor Landing

Access to roof void. Two store cupboards. Radiator and window to the side elevation.

Bedroom One

13'1" x 14'8" to include en suite (3.999m x 4.472m to include en suite)

Two windows to the front elevation, radiator, range of wardrobes with dressing table. Access into:

En Suite Shower Room

Suite of shower cubicle with mains shower, vanity unit with wash hand basin, WC. Window to the side elevation, part tiled walls and radiator.

Bedroom Two

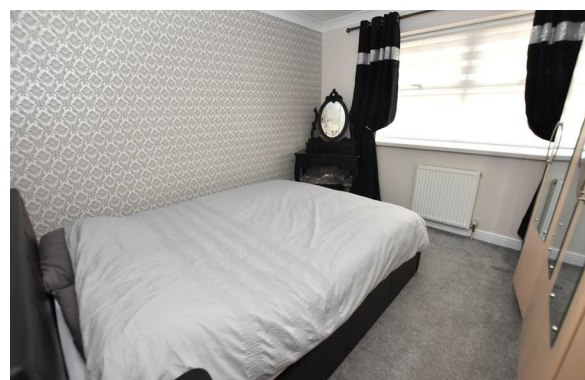
10'4" x 10'7" (3.170m x 3.228m)

Window to the front elevation, radiator and wardrobes.

Bedroom Three

7'9" x 11'10" (2.377m x 3.632m)

Window to the rear elevation, radiator, wardrobes with desk unit/dressing table. Wooden effect flooring.



Bedroom Four

8'11" x 7'11" (2.743m x 2.419m)

Window to the rear elevation, radiator and wardrobes with drawer unit.

Family Shower Room

6'6" x 6'8" (1.996m x 2.040m)

Suite of shower cubicle with mains shower, vanity unit with wash hand basin, Window to the rear elevation, tiling to the walls, radiator and wooden effect flooring.

Outside

Occupying a choice garden plot the property has a stoned front garden area for ease of maintenance with off road parking and access to the integral garage. A side pedestrian pathway leads to the rear garden area. The well proportioned and well stocked rear garden is a delight and has a mainly lawned garden areas with borders, pergola, small pond, greenhouse and patio area.

Integral Garage

7'10" x 18'0" (2.407m x 5.500m)

With electric roller door, light, power, gas fired central heating boiler, bench with cupboards. Internal access door to the property hallway.

Energy Performance Certificate

The current energy rating on the property is D (68).

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.

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 00230358001005. 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 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

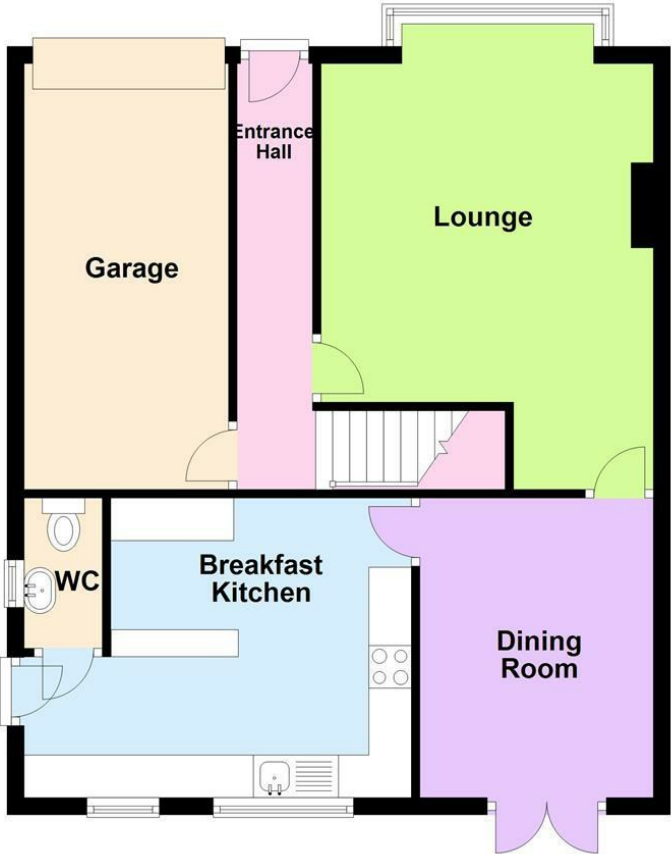


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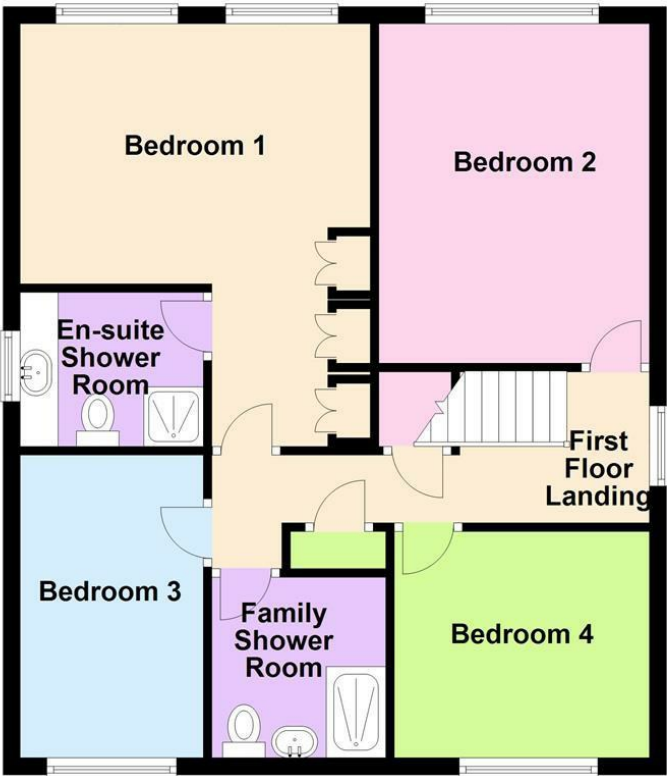


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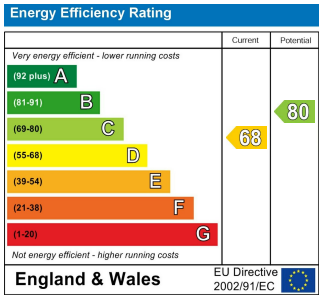
Ground Floor



First Floor



10 Barleigh Road, Hull



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