



## 19 Barleigh Road, Hull, East Yorkshire, HU9 4TH

- Four Bedroom Detached Family House
- Entrance Hall with Cloakroom WC
- Modern Fitted Kitchen with Appliances
- En Suite Shower Room and Family Bathroom
- Timber Framed Double Glazed Windows
- South Facing rear aspect Overlooking the School Playing Field
- Rear Facing Lounge and Separate Dining Room
- Four Bedrooms (with wardrobes or bedroom furniture)
- Gardens with Parking and Garage
- Gas Fired Central heating System

**Offers In The Region Of £230,000**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: [info@leonards-property.co.uk](mailto:info@leonards-property.co.uk)

Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: [brough@leonards-property.co.uk](mailto:brough@leonards-property.co.uk)

# 19 Barleigh Road, Hull, East Yorkshire, HU9 4TH

Four bedroom detached family house, offered for sale with No Forward Chain. Enjoying a pleasant location with South Facing views over the school playing field at the rear. The property is now ready for some improvements, yet offers accommodation which could be moved into and enhanced whilst in occupancy. A particular feature is the modern fitted kitchen with integrated appliances. The well proportioned accommodation comprises:- Entrance hall, cloakroom/WC, rear facing lounge, dining room and kitchen. On the first floor there are four bedrooms (all with wardrobes or bedroom furniture), En suite shower room and a family bathroom. Garden areas to front and rear with off road parking and access to the single integral garage. Gas fired central heating and timber framed double glazed windows. Viewing via Leonards.

## 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 with adjoining side screen provides access into the property. Stairs lead off to the first floor accommodation with under stairs cloakroom/WC. Radiator, internal door to the garage and access doors to all rooms off.

## Cloakroom WC

Fitted with a two piece suite of WC and wash hand basin. Radiator and extractor fan.

## Lounge

14'5" x 11'10" + 6'11" x 2'4" (4.402m x 3.610m + 2.109m x 0.715m)

Overlooking the rear garden with rear door access with adjoining windows, fire surround with coal effect gas fire and two radiators.

## Dining Room

8'7" x 13'6" into bay (2.619m x 4.116m into bay)

Bay window to the front elevation and radiator.

## Kitchen

8'6" x 15'4" (2.606m x 4.676m)

Fitted with a modern range of base and wall units with soft close drawers, corner carousel units and contrasting granite work surfaces over which incorporate the single drainer sink unit. Appliances of Siemens electric hob with AEG hood, Neff electric oven and microwave, Neff fridge and separate freezer. Breakfast bar unit. Window to the rear elevation with side entrance door. Radiator.

## First Floor Landing

Access to part boarded loft space. Airing cupboard with tank. Radiator.

## Bedroom One

11'11" into recess x 12'3" to wardrobes (3.637m into recess x 3.736m to wardrobes)

Window to the front elevation, radiator, wardrobes and alcove for TV.

## En Suite Shower Room

5'7" x 5'3" (1.715m x 1.618m)

Shower cubicle with mains shower, vanity unit with wash hand basin and separate WC.

Window to the front elevation, radiator, part tiled walls and extractor fan.

## Bedroom Two

9'6" to wardrobes x 11'0" (2.907m to wardrobes x 3.375m)

Window to the rear elevation, wardrobes and radiator.

## Bedroom Three

8'5" x 11'4" (2.571m x 3.472m)

Window to the front elevation, radiator, wardrobes, bed unit, drawers and alcove for TV.

## Bedroom Four

11'9" x 7'2" (3.587m x 2.206m)

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

## Family Bathroom

8'7" x 4'10" (2.625m x 1.498m)

Suite of bath, wash hand basin and WC. Window to the side elevation, radiator, part tiled walls and extractor fan.



## Outside

The property occupies a pleasant garden plot and has off road parking to the front with access to the integral garage. The south facing rear garden enjoys an open aspect overlooking the school playground.

## Garage

8'1" x 17'6" (2.481m x 5.335m)

With up and over front access door, light, power, Glow worm gas fired central, internal door to the hallway.

## Energy Performance Certificate

The current energy rating on the property is D (59).

## 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 00230358001908. 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.

## 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

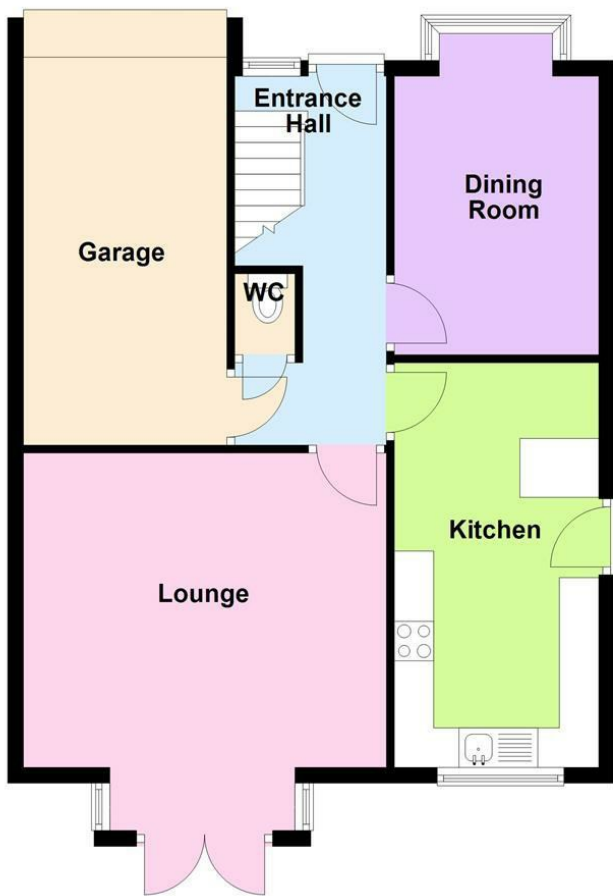
## Free Sales Market Appraisal/Valuation

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.

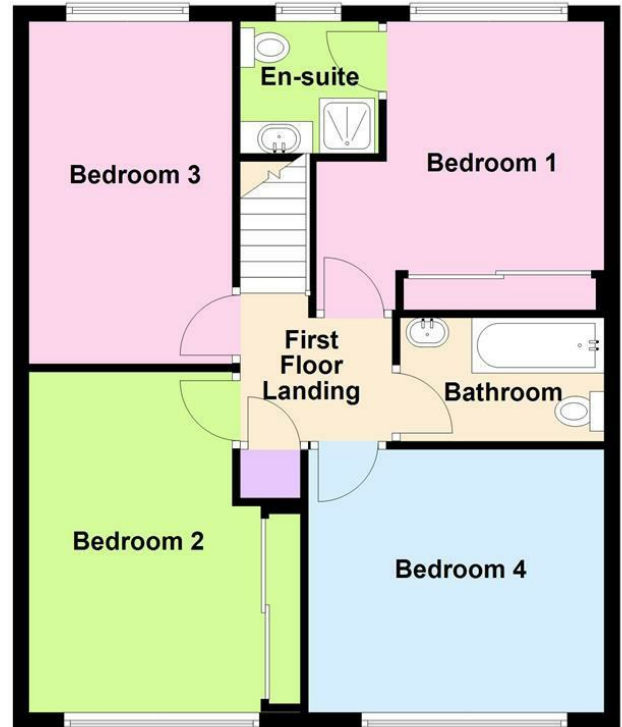
\*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



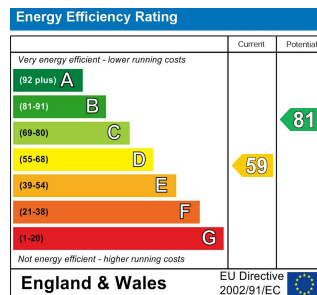
Ground Floor



First Floor



19 Barleigh Road, Hull



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