

LEONARDS

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Estate Agents
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55 Faraday Street, Hull, East Yorkshire, HU9 3EF

- Recently Renovated Semi Detached Family House
- Entrance Porch with Reception Hall
- Breakfast Kitchen with appliances including Rangemaster
- Three Bedrooms and Modern White Bathroom Suite
- Single Garage and Parking
- Viewing Highly Recommend - Well Presented Throughout
- Lounge and separate Dining Room
- Cloakroom WC and separate Storage Cupboard
- Delightful Rear Garden with Patio and Lawned Areas
- Gas Central Heating System and Double Glazing

Offers In The Region Of £215,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS
Tel: 01482 375212

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

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55 Faraday Street, Hull, East Yorkshire, HU9 3EF

Nestled in the charming area of Faraday Street, Hull, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. Having been recently renovated this fabulous house is a real must see. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for relaxation, entertaining guests, or creating a home office.

The property features a well-appointed bathroom, ensuring convenience for all residents. The semi-detached design not only enhances privacy but also allows for a pleasant garden space, perfect for enjoying the outdoors or hosting summer gatherings.

The location is well-connected, offering easy access to local amenities, East Park, leisure centre, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere.

This home is a wonderful blend of comfort and practicality, making it a perfect choice for anyone looking to settle in Hull. Don't miss the chance to make this charming property your own.

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 Porch

Main front entrance door provides access into the property. Inner door provides access into:

Reception Hall

Stairs lead off to the first floor accommodation, radiator and wooden effect flooring.

Lounge

11'8" to back of chimney breast x 14'3" into bay (3.558m to back of chimney breast x 4.362m into bay)

Bay window to the front elevation, radiator and feature fire surround with coal effect gas fire. Decorative picture rail. Open plan access into:

Dining Room

14'9" c 10'11" max (4.500m c 3.346m max)

French doors open onto the rear garden and patio area. Radiator, Decorative picture rail. Wooden effect flooring and useful under stairs cupboard.

Breakfast Kitchen

8'11" x 15'2" (2.727m x 4.629m)

Fitted with a range of base and wall units with contrasting work surfaces over. Single drainer sink unit. Appliances of dual fuel rangemaster cooker with hood over, fridge/freezer and dishwasher. Space for washing machine. Windows to the side and rear elevations. Part tiled walls. Inset ceiling lights and wooden effect flooring.

Cloakroom WC

Suite of WC and wash hand basin with vanity cupboard. Window to the side elevation. Wooden effect flooring.

First Floor Landing

Window to the side elevation, decorative picture rail and access doors to all rooms off.

Bedroom One

11'1" to back of chimney breast x 14'4" into bay (3.398m to back of chimney breast x 4.373m into bay)

Bay window to the front elevation, radiator and decorative picture rail.

Bedroom Two

11'2" to back of chimney breast x 11'0" (3.421m to back of chimney breast x 3.362m)

Window to the rear elevation, radiator and decorative picture rail.

Bedroom Three

6'3" x 7'11" (1.917m x 2.437m)

Window to the front elevation, radiator, decorative picture rail, access to boarded loft space with light which contains the gas fired central heating boiler.



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Bathroom

6'2" x 6'4" (1.900m x 1.949m)

Fitted with a modern white suite of roll top bath with claw feet, mixer tap with hand shower unit and mains plumbed shower over with screen. Wash hand basin and WC. Window to the side elevation, part tiled walls, extractor fan and towel rail radiator.

Outside

The property occupies a pleasant garden plot. Standing behind a walled front boundary with gated access to the property. Side gates provide access to the shared driveway which leads to the rear garage and garden area. The delightful rear garden has paved, stoned and grassed areas with fenced boundaries. There is outside lighting and a garden tap.

Garage

9'3" x 17'10" (2.836m x 5.440m)

With up and over main access door, side pedestrian door and adjoining window.

Energy Performance Certificate

The current energy rating on the property is pending.

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 00230148005504. 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 your agency agreement for any early termination costs or charges which may apply.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.