



357 Saltshouse Road, Hull, East Yorkshire, HU8 9HR

**LEONARDS**

SINCE 1884



- **Executive Four Bedroom Detached Family House**
- **Generous and Versatile Accommodation**
- **Sitting Room, Dining Kitchen**
- **Gardens with Parking and Double Garage**

- **Substantial Plot of approx. 0.72 acre**
- **Entrance Hall with Shower Wet Room**
- **Four Bedrooms and Bathroom**

- **Planning Approved for Two Detached Houses**
- **Lounge with Conservatory off**
- **Games Room**

Nestled on the desirable Saltshouse Road in Hull, this splendid detached house offers a perfect blend of comfort and style. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The layout includes inviting reception rooms, providing versatile areas for relaxation, entertainment, or even a home office.

The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze. The house is designed to cater to modern living while retaining a warm and welcoming atmosphere.

Situated in a vibrant community, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The spacious interior and thoughtful design make this property a must-see for anyone looking to settle in Hull.

Do not miss the opportunity to make this charming house your new home.

## Offers In The Region Of £695,000





### Location

Situated along Saltshouse Road running between Holderness High Road and the village of Sutton, conveniently positioned for local shops, schools and public transport and is a short driving distance from Holderness Road shopping centre and Morrisons Supermarket. Local leisure facilities are available at Hull East Park and Woodford Leisure Centre.

### Entrance Hall

Main front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation with under stairs cupboard. Textured walls and ceiling. Radiator. Coving to the ceiling.

### Shower Wet Room

7'0" x 7'8" (2.147m x 2.344m)

Suite of mains plumbed shower. WC and wall mounted basin. Tiling to the walls and panelled ceiling. Extractor fan, inset ceiling lights, towel rail radiator and window to the rear elevation.

### Lounge

11'11" x 23'10" (3.636m x 7.273m)

Window to the front elevation and patio door to the rear conservatory. Fire surround with coal effect gas fire. Two radiators. Decorative niche and wall fames. Wall light points. Coving to the ceiling.

### Conservatory

9'8" x 13'0" (2.956m x 3.981m)

Overlooking the rear garden with dwarf brick wall. Windows and side doors. Tiled flooring. Light/ceiling fan.

### Dining Area

11'10" x 11'8" (3.613m x 3.569m)

Window to the rear elevation. Radiator. Tiled flooring. Coving to the ceiling.

### Kitchen Area

17'5" x 11'1" (5.319m x 3.394m)

Fitted with an extensive range of base and wall with contrasting work surfaces over which extend to form a breakfast bar and incorporate a one and half bowl sink with mixer tap and drainer. Appliances of Rangemaster classic 110 dual fuel cooker. Rangemaster hood. AEG coffee machine. Russell Hobbs microwave. Bosch American style fridge freezer (ice machine section not working). Beko washing machine. Bosch dishwasher. Kick space fan heater. Windows to the side and rear elevation. Rear entrance door. Inset ceiling lights. Tiled flooring. Coving to the ceiling. Internal door to the garage.

### Sitting Room

11'11" x 11'8" (3.636m x 3.562m)

French doors to the front elevation. Radiator. Coving to the textured ceiling. Doors into the dining area of the kitchen.

### First Floor Landing

Window to the front elevation. Radiator. Textured walls and ceiling. Two store cupboards.

### Bedroom One

11'11" x 13'10" (3.647m x 4.227m)

Window to the rear elevation. Range of fitted wardrobes with dressing table. Radiator. Textured ceiling.





**Bedroom Two**

12'0" back of wardrobes x 9'8" (3.666m back of wardrobes x 2.965m)  
Window to the front elevation. Range of wardrobes. Radiator.

**Bedroom Three**

9'7" + door recess x 8'1" (2.944m + door recess x 2.468m)  
Window to the rear elevation. Range of wardrobes. Radiator. Access to roof void.

**Bedroom Four**

12'0" to back of wardrobes x 7'8" (3.678m to back of wardrobes x 2.341m)  
Window to the front elevation. Range of wardrobes. Radiator.

**Games Room**

17'5" x 30'8" (5.321m x 9.361m)  
A fabulous and versatile triple aspect room with windows to the front, side and rear elevations. Three radiators. Coving to the textured ceiling. The snooker table is available to purchase by separate arrangement.

**Bathroom**

7'1" x 8'1" (2.171m x 2.469m)  
Fitted with a four piece suite of bath, wash hand basin, bidet and WC. Tiling to the walls and floor. Window to the rear elevation. Radiator. Store cupboard. Coving to the textured ceiling.

**Outside**

Occupying an extensive plot of approx. 0.72 acre the property is approached via a gated entrance with block driveway providing vehicular access to the property and generous parking area. One of the standout features of this property are the established grounds which incorporate lawn areas, trees, bushes and shrubs. At the rear there is also a substantial paved patio area which immediately adjoins the rear of the house.

**Garage**

17'7" x 19'8" (5.360m x 6.002m)  
Two up and over doors. Light and power. Ideal gas fired central heating boiler. Window to the side elevation. Shelving. Internal access door to the kitchen.

**Planning Approvals**

Full planning has been approved for the construction of two detached dwellings to the rear of 357 Saltshouse Road - Reference Number 22/00800/FULL. Details of he planning application can be viewed on Hull City Council's website for Public Access.

Plans and drawings are available for inspection from the sole agents Holderness Road office. Images and plans included as part of these sale particulars are for identification purposes only. Areas stated are given as a guide only and should be checked by you or your own agent(s).

**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 F for Council Tax purposes. Local Authority Reference Number 0023025803570B. 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 procuration 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

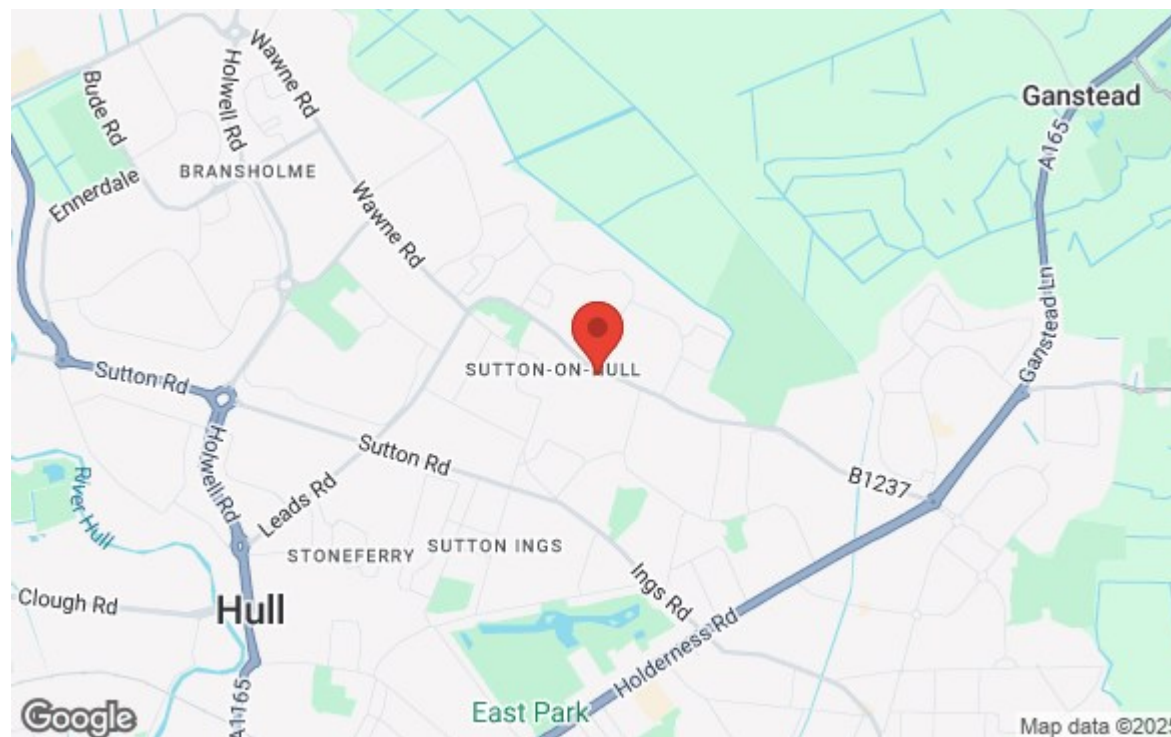
The tenure of this property is Freehold.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### Free Sales Market Appraisal/Valuation

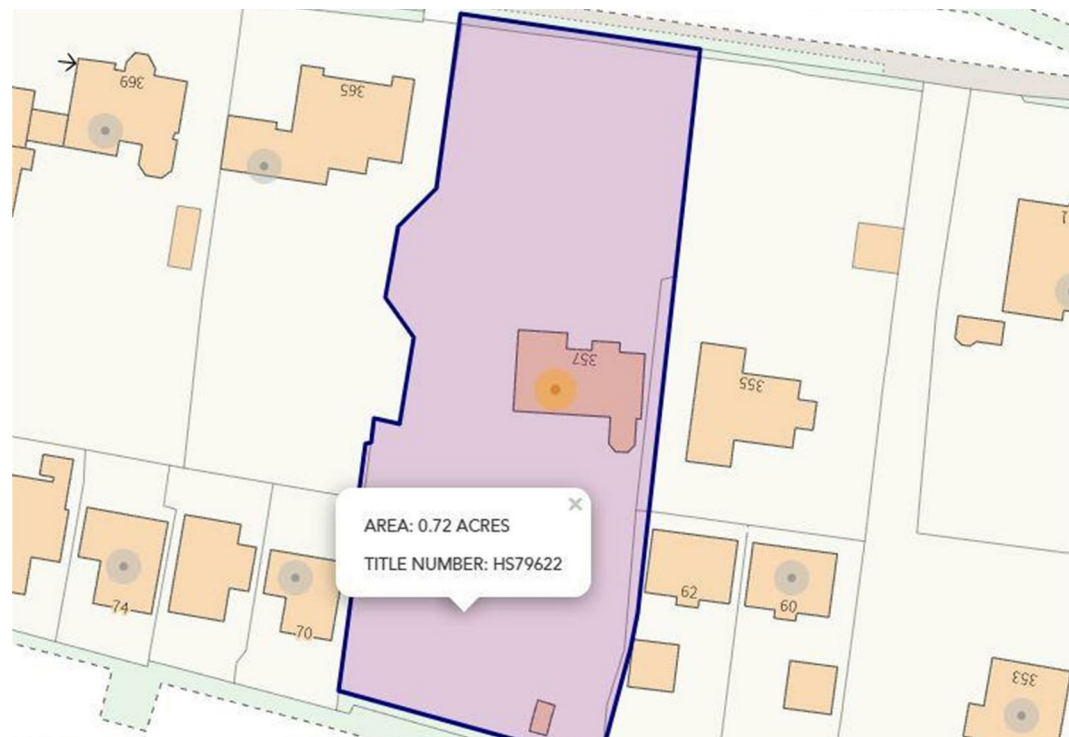
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling 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.







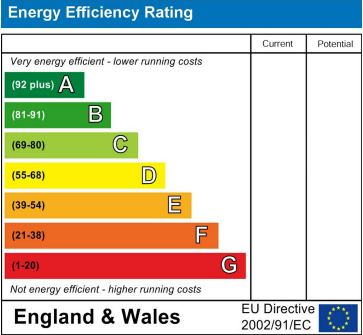






Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly 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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