

# LEONARDS

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## 95 Laburnum Avenue, Garden Village, Hull, East Yorkshire, HU8

- Well Presented Three Bedroom Semi Detached House
- Recently Installed Breakfast Kitchen
- Lounge with Dining Area
- Three Bedrooms and Bathroom
- Off Road Parking at the Rear
- Garden Village Location
- Entrance Hall with Cloakroom WC
- Rear Facing Modern Breakfast Kitchen
- Delightful Gardens
- Must Be Viewed

**Asking Price £270,000**



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# 95 Laburnum Avenue, Garden Village, Hull, East Yorkshire, HU8

Located on the ever popular Garden Village development this delightful semi detached family house has been improved by the present owners. Highly recommended for viewing to fully appreciate all this property has to offer. A particular feature is the modern open plan breakfast kitchen which has been recently refurbished and provides a generous array of units and appliances. Entering via a side entrance hall the accommodation comprises:- Hallway, cloakroom WC, lounge, dining area, breakfast kitchen, first floor landing, three bedrooms and a family bathroom. Gardens to front and rear with off road rear parking provision. Gas fired central heating system and double glazing. Viewing via Leonards.

## Location

Situated in the heart of the area known as the Garden Village in East Hull, with access to nearby amenities along Holderness Road including a host of shops, East Park, the Woodford Leisure Centre and supermarket.

## Entrance Hall

Main side entrance door provides access into the property. Stairs lead off to the first floor accommodation. Radiator. Cloaks facilities.

## Cloakroom WC

Suite of WC, vanity unit with wash hand basin. Window to the side elevation. Towel rail radiator. Extractor fan.

## Lounge

11'6" to back of chimney breast x 13'10" (3.511m to back of chimney breast x 4.228m) Window to the front elevation. Feature brick faced fire surround with multi fuel room heater. Wooden effect flooring. Access door to the breakfast kitchen.

## Dining Area

9'6" to back of chimney breast x 9'11" (2.919m to back of chimney breast x 3.023m) Window to the front elevation. Wooden effect flooring. Radiator. Open plan into:

## Breakfast Kitchen

12'9" x 9'11" + 9'4" x 18'8" (3.909m x 3.033m + 2.859m x 5.698m) Recently fitted with a extensive range of modern base and wall units with contrasting work surfaces over. Ceramic style sink unit with mixer tap. Appliances of five ring electric hob with hood over, electric double ovens and microwave. Fridge/Freezer, washing machine and dishwasher. Feature brick faced fire surround. French doors and patio door to the rear. Wooden effect flooring. Wall mounted feature radiator.

## First Floor Landing

Access to roof void. Doors to all rooms off.

## Bedroom One

10'3" x 11'10"m (3.127m x 3.612mm) Window to the side elevation. Sloping ceiling profile. Radiator.

## Bedroom Two

11'5" x 10'1" (3.494m x 3.081m) Window to the front elevation. Range of wardrobes. Radiator.

## Bedroom Three

10'3" x 9'10" (3.137m x 3.021m) Window to the rear elevation. Cupboard. Radiator.

## Bathroom

8'8" x 10'5" (2.643m x 3.178m) Suite of p shaped bath with mains shower over with screen. Wash hand basin. WC. Tiling to the walls. Boiler cupboard with Worcester gas fired central heating boiler. Window to the side elevation. Radiator. Store cupboard.



## Outside

The property occupies a pleasant garden plot and has lawn areas to the front and rear. The delightful rear garden has a patio area adjoining the rear of the house, fenced and hedged boundaries. A pergola provides an undercover area for the hot tub (available to purchase by separate arrangement). There is useful garden timber shed. At the far end of the garden is off road parking for two cars which is access via the rear ten foot and gated access.

## Energy Performance Certificate

The current energy rating on the property is D (63).

## 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 C for Council Tax purposes. Local Authority Reference Number 00190244009502. 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

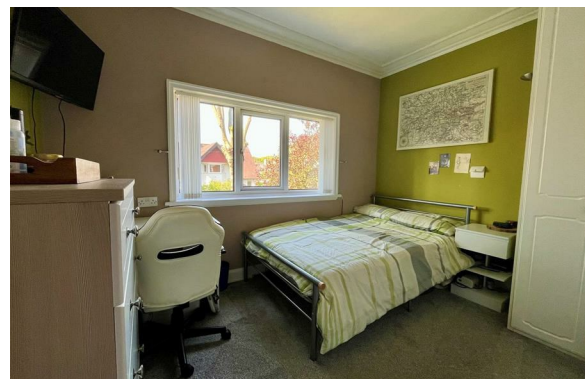
The tenure of this property is Freehold.

## Viewings

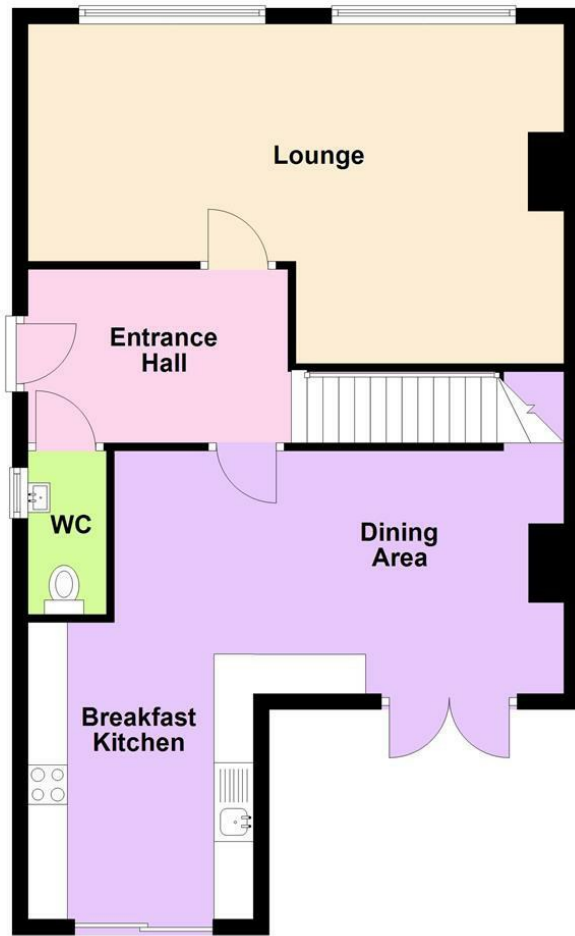
Strictly through the sole agents Leonards 01482 375212/01482 330777

## 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.



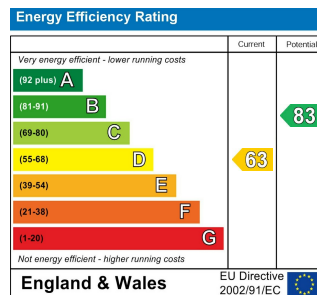
Ground Floor



First Floor



95 Laburnum Avenue , Garden Village, Hull



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.