



38 Birdsall Avenue, Hull, HU5 5QR

- Well Presented End Terrace House
- Entrance Hall with Stairs off
- Rear Facing Fitted Kitchen
- Modern Shower Room with Sep WC
- Enclosed Rear Garden Area
- Highly Recommended For Viewing
- Lounge Diner with Log Burner
- Three First Floor Bedrooms
- Off Road Front Parking Area
- Gas Central Heating System and Double Glazing

Offers In The Region Of £160,000



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Nestled in the established area of Birdsall Avenue, Hull, this delightful end terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts three bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere. The house features a conveniently located shower room, designed to cater to the needs of modern living. With its practical layout, this home offers both comfort and functionality, making it an ideal choice for those seeking a blend of style and convenience. One of the standout features of this property is the parking space available for two vehicles, a rare find in urban settings, ensuring that you and your guests can park with ease. The surrounding area is known for its friendly community and accessibility to local amenities, making it a desirable location for everyday living. In summary, this end terrace house on Birdsall Avenue is a wonderful opportunity to secure a comfortable and practical home in Hull. With its three bedrooms, inviting reception room, and convenient parking, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.



Location

Located off Coronation Road North the property is located in an established residential area. A range of local amenities are available along Priory Road including schooling.



Entrance Hall

Main side entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation. Access into:

Lounge Diner

11'2" max x 21'0" (3.410m max x 6.406m)

Window to the front elevation and French doors to the rear. Log burner. Radiator.

Kitchen

12'7" x 10'5" max sizes (3.852m x 3.189m max sizes)

Fitted with a matching range of base and wall units with contrasting work surfaces over with single drainer sink unit. Range of appliances including electric oven and hob with hood over. Fridge/freezer, dishwasher, washing machine, slot in microwave and drinks cooler. Useful pull out larder and under stairs cupboard. Plinth heater. Window to the rear elevation and rear entrance door. Tiled flooring.



First Floor Landing

Access to all rooms off. Boiler cupboard housing the Ideal gas fired central heating boiler. Access to roof void with some boarding, light and ladder.

Bedroom One

11'4" x 11'9" (3.459m x 3.585m)

Window to the front elevation. Radiator.

Bedroom Two

7'11" x 11'8" (2.418m x 3.574m)

Window to the side elevation. Wardrobe. Wooden effect flooring. Radiator.



Bedroom Three

8'2" x 9'0" (2.509m x 2.744m)

Window to the rear elevation. Recessed wardrobe. Radiator.

Shower Room

7'3" x 5'5" (2.225m x 1.658m)

Shower cubicle. Vanity unit with wash hand basin. Towel rail radiator. Extractor fan. Tiling to the walls and floor. Window to the rear elevation.



Sep WC

Suite of WC. Towel rail radiator. Tiling to the walls and floor. Window to the rear elevation.

Outside

The property occupies a pleasant position along Birdsall Avenue. Gated access leads to the off road parking area and the property. There is pedestrian access to the rear and side of the property. We have been advised that there is a right of way to the KCOM telegraph pole to the rear via the side access. The rear garden is laid mainly to lawn with borders, useful garden sheds and stores.

Energy Performance Certificate

The current energy rating on the property is C (71).

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 A for Council Tax purposes. Local Authority Reference Number 00030381003807. 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

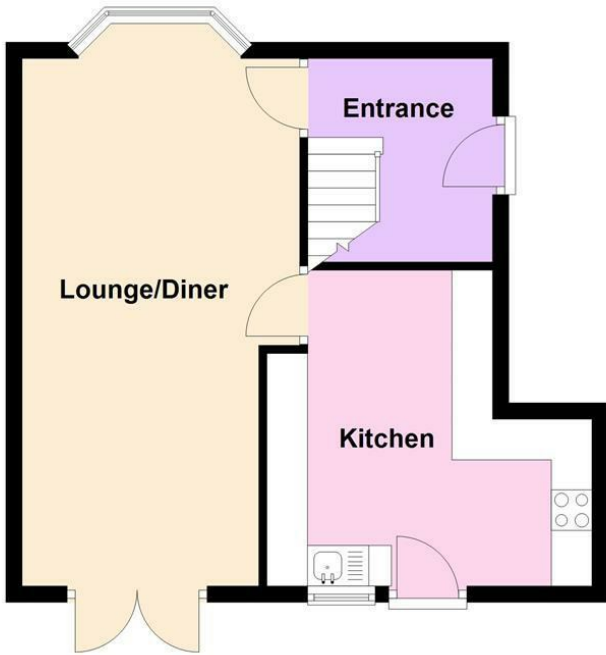
Strictly through the sole agents Leonards 01482 375212/01482 330777

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



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	77
(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.