

# Whitakers

Estate Agents



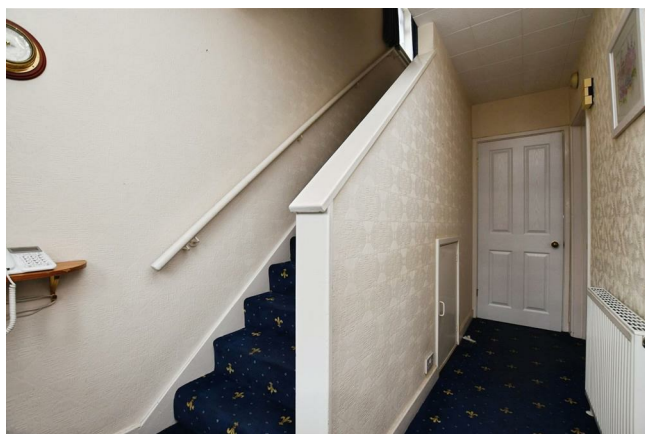
**176 Leads Road, Hull, HU7 0DF**

**Offers In The Region Of £165,000**

SITUATED TO THE EAST OF THE CITY AND ENJOYING A SPACIOUS CORNER PLOT, THIS TRADITIONAL STYLE DETACHED HOUSE IS AN IDEAL OPPORTUNITY FOR THE GROWING FAMILY. THE ACCOMMODATION BRIEFLY AFFORDS ENTRANCE HALL, LOUNGE AND DINING AREA, FITTED KITCHEN, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION, A BATHROOM WITH SEPARATE WC AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. WITH WELL SCREENED GARDENS TO THREE SIDES, THERE ARE ALSO OFF STREET CAR PARKING AMENITIES AND APPOINTMENTS TO VIEW ARE WELCOME.



## Entrance Hall



Staircase off with under stairs storage cupboard and a radiator.

Lounge and Dining Area 22'1" x 13'6" (6.74 x 4.13)



Windows to the front and rear aspects allowing plenty of natural light, and a French door giving access to the rear garden and a feature fire place incorporating an electric fire.

Kitchen 8'11" x 8'8" (2.73 x 2.66)

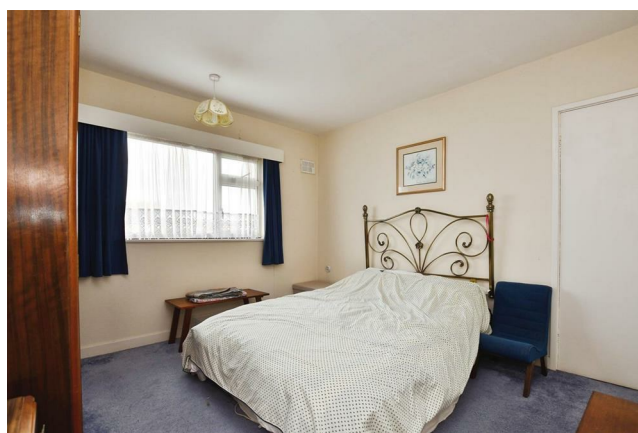


Fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit. Window to the rear aspect, plumbing for an automatic washing machine and a useful under stairs storage cupboard.

## Landing



Window to the side aspect and giving access to:  
Bedroom One 11'11" x 11'0" (3.65 x 3.36)



Window to the front aspect and a radiator.

Bedroom Two 11'0" x 9'10" (3.36 x 3.00)



Bedroom to the rear aspect and a radiator.

### Bedroom Three 8'10" x 8'7" (2.70 x 2.64)



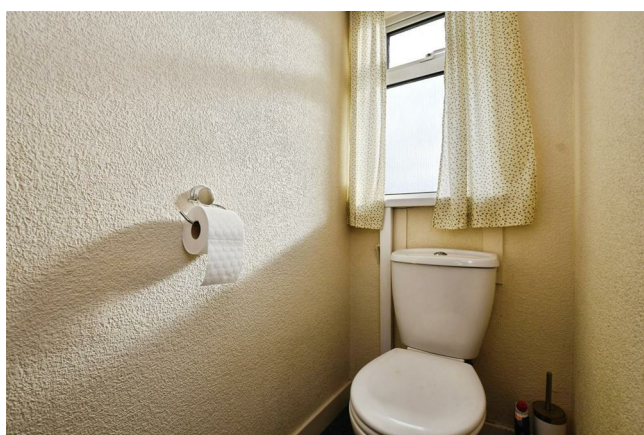
Window to the front aspect and a radiator.

### Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal, partially tiled walls and a radiator.

### Separate WC



With a low level unit.

### Gardens



The property boasts a corner plot with gardens to three sides which are screened by natural

hedging and laid mainly to lawn with some decorative aggregates.

### Off Street Car Parking Amenities

Accessible via double gates to the rear of the property.

### Council Tax

Hull City Council - band C

### Tenure

This property is freehold

### EPC

EPC rating D

### Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

### Material Information:

Construction - Brick under tiled roof

Conservation Area - No

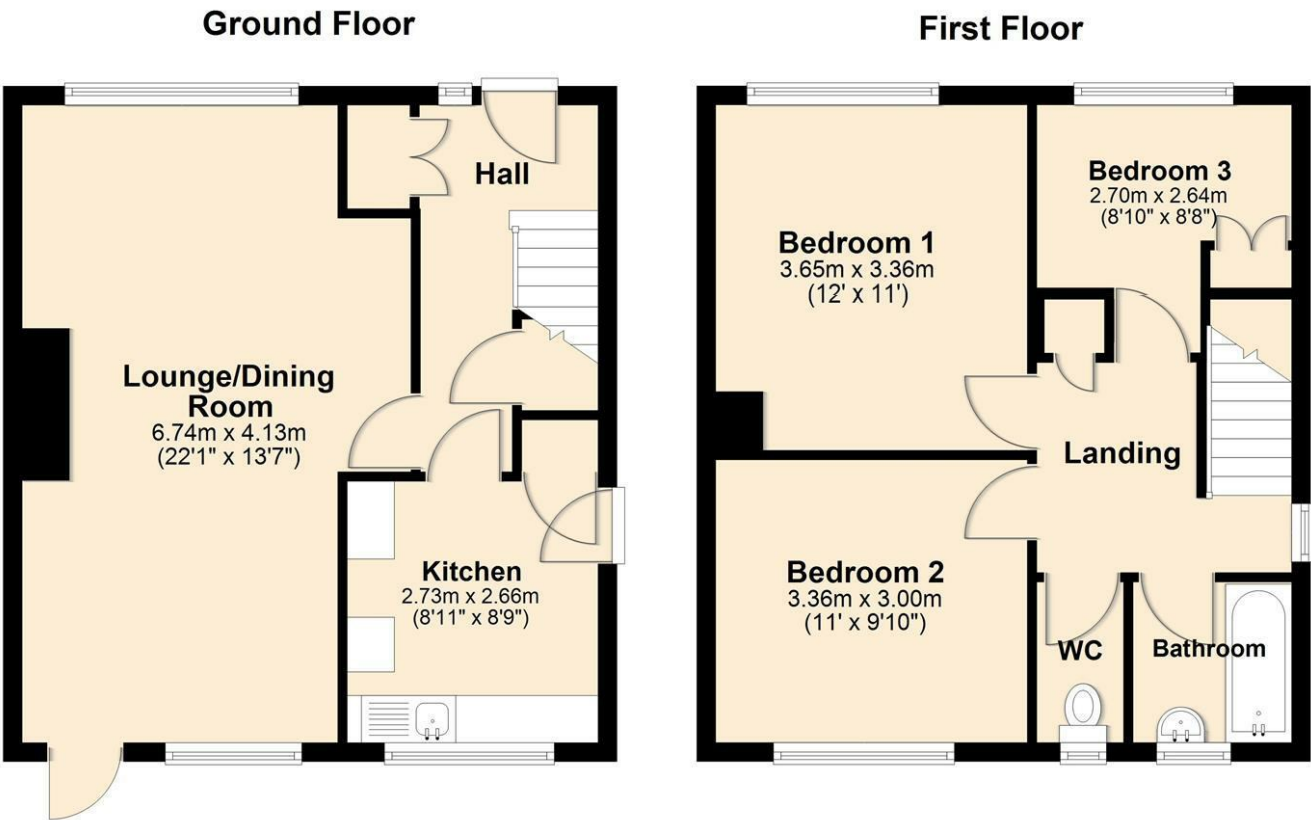
Flood Risk -Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

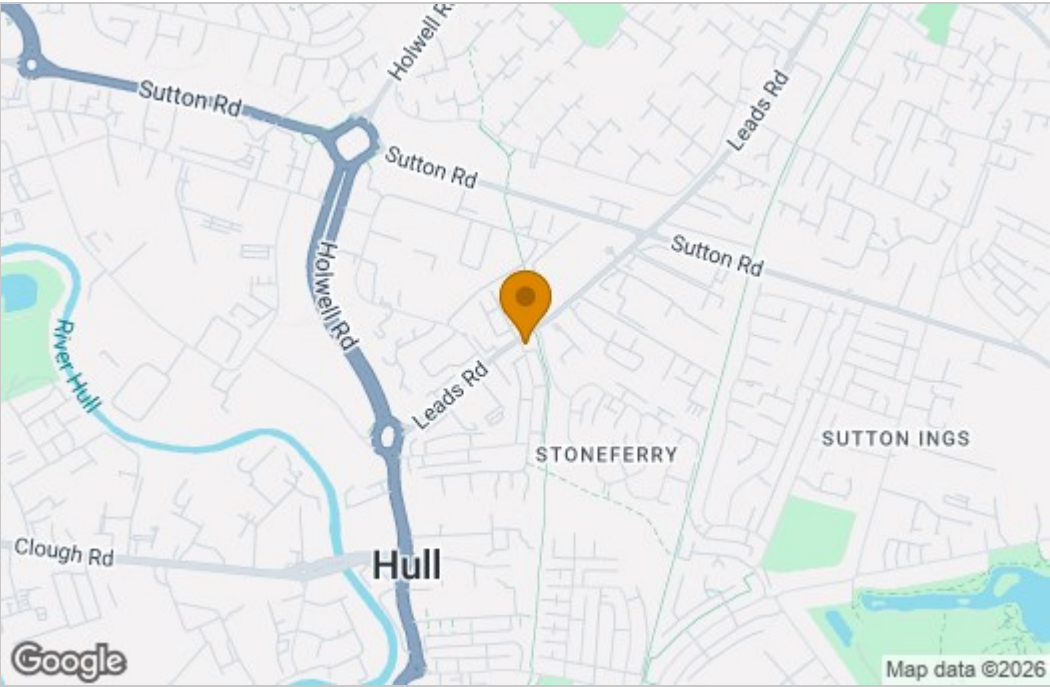
Broadband - NA  
Coastal Erosion - No  
Coalfield or Mining Area -No  
Planning -No



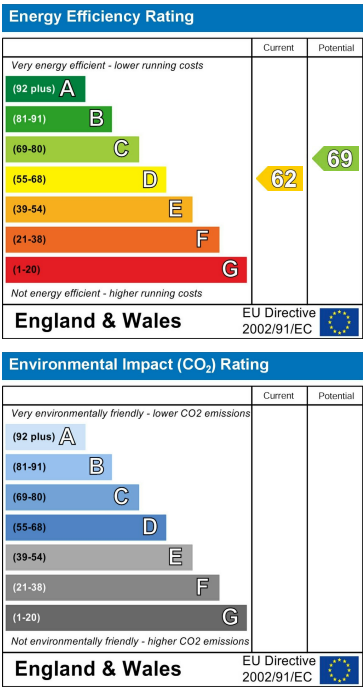
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.