LEONARDS

SINCE 1884

Estate Agents
Lettings & Management
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Valuers & Auctioneers
Land & Rural Consultants



10, Alder Hey Drive, Hull, HU8 0FF

- Well Presented and Improved Mid Terrace House
- New Kitchen Units and Oven with Hob
- Early Viewing Highly Recommended
- Front Facing Lounge with Stairs Off
- Three Bedrooms and Bathroom
- Recently Freshened Up Décor and New Carpets
- New Bathroom Suite and Towel Rail Type Radiator
- Entrance with Cloakroom WC
- Rear Facing Dining Kitchen
- Off Road Parking and Rear Garden Area

Offers In The Region Of £180,000







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

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NAEA
National Association of Estate Agents

RICS

10, Alder Hey Drive, Hull, HU8 0FF

Nestled in the charming area of Alder Hey Drive, Hull, this well presented and improved mid-terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts three bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The house features a conveniently located bathroom, designed to cater to the needs of modern living. The layout is practical and functional, ensuring that every corner of the home is utilised effectively. For those with a vehicle, the property offers parking for one vehicle, adding to the convenience of daily life. The surrounding area is known for its friendly community and accessibility to local amenities, making it a desirable location for anyone looking to settle in Hull. This property is not just a house; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to view this lovely home and envision your future in this welcoming space.











Location
Situated off 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 property. Radiator. Access into rooms off.

Cloakroom
2' 11" x 5' 11" (0.89m x 1.80m)
Suite of WC and wash hand basin. Window to the front elevation. Radiator. Tiled flooring.

Lounge
14'10" max x 11'10" (4.52m max x 3.61m)
Window to the front elevation. Stairs off to the first floor accommodation with under stairs cupboard. Radiator.

Dining Kitchen
14' 9" x 8' 5" (4.50m x 2.57m)
Fitted with a range of base and wall units with contrasting work surfaces over. Single drainer sink unit. Part tiled walls. Electric oven and hob with hood over. Space for washing machine and upright fridge/freezer. Window to the rear elevation with adjoining patio door. Ideal gas fired central heating boiler. Radiator. Tiled flooring.

First Floor Landing
Airing cupboard with tank. Access to all rooms off.

Bedroom One
8' 2" x 10' 11" (2.49m x 3.33m)
Window to the front elevation. Radiator.

Bedroom Two
7' 7" x 10' 2" (2.31m x 3.10m)
Window to the rear elevation. Radiator. Access to roof void.

Bedroom Three
6' 11" x 6' 8" (2.11m x 2.03m)
Window to the rear elevation. Radiator.

Bathroom
6' 3" x 6' 2" (1.91m x 1.88m)
Containing a suite of bath with amins shower over with screen. Vanity unit with wash hand basin. WC. Towel rail type radiator. Window to the front elevation. Part tiled walls.

Outside
There is off road parking to the front and via the off set passage there is access to the rear garden area.

Anti Money Laundering Compliance
Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

Energy Performance Certificate
The current energy rating on the property is C (74).

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 00230611001008. 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.

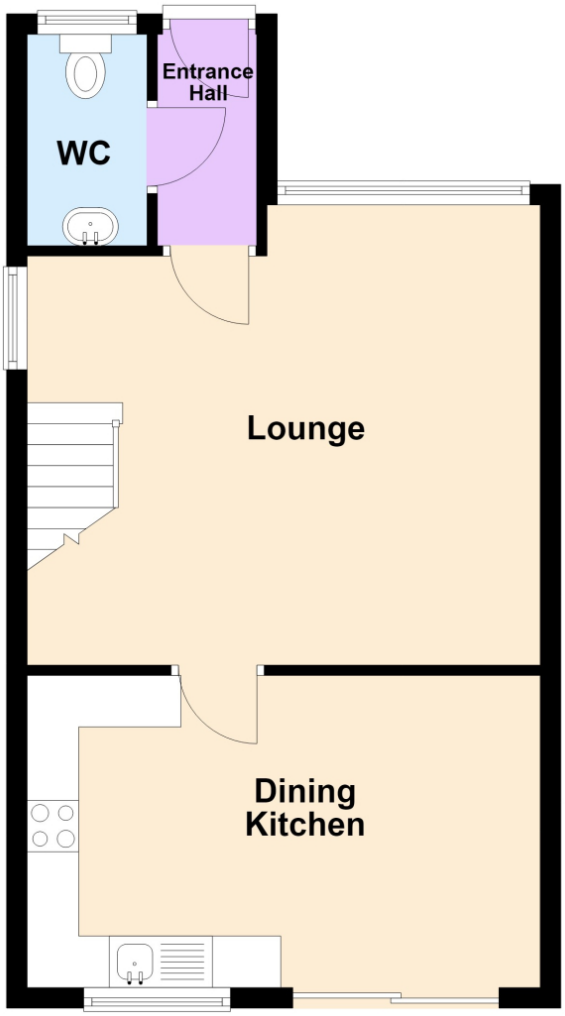
For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:-
https://checker.ofcom.org.uk/en-gb/mobile-coverage

Tenure
The tenure of this property is Freehold.

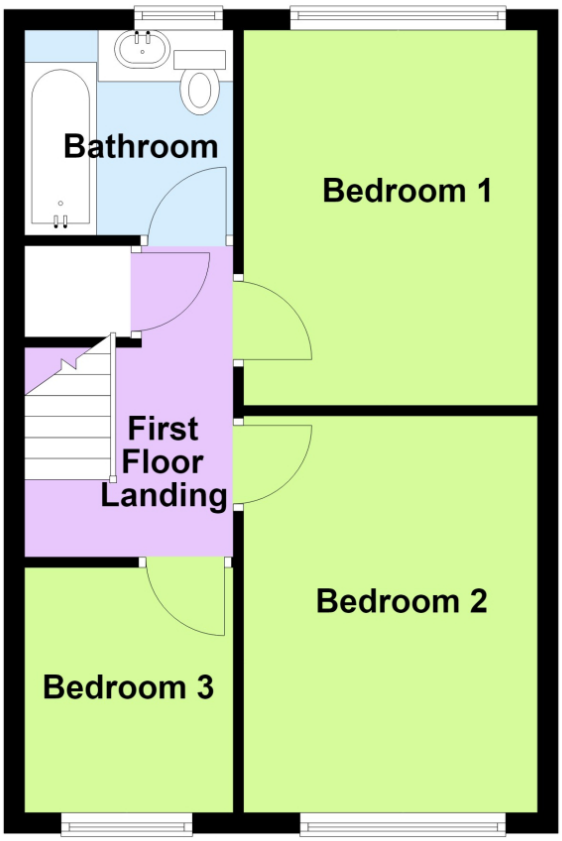
Viewings
Strictly through the sole agents Leonards 01482 375212/01482 330777

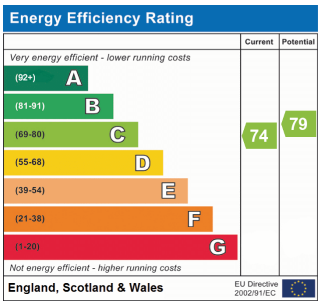
Free Sales Market Appraisal/Valuation
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and 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.

Ground Floor



First Floor





Address: Alder Hey Drive, Hull

1. The Money Laundering and Terrorist Financing (Amendment) Regulations 2026 (as amended). Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell, buy, rent or let a property. We will conduct these checks in accordance with the current HMRC guidelines: 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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