

**11 Barleigh Road, Hull, HU9 4TH**

**Offers In The Region Of £210,000**

Situated in this popular location close by to local amenities This three bedroom detached property is an ideal family home! Benefiting from ample off street parking via the driveway & garage. Installed with gas central heating & double glazing. Accommodation briefly comprises; entrance porch, lounge, hallway, downstairs w/c and kitchen to the ground floor. The first floor comprises; landing, three bedrooms, en suite to master and family bathroom. To the front of the property is a private driveway which leads to the garage, offering ample off street parking. To the rear is a fully enclosed easily maintainable garden with decking and artificial turf.

Ground floor

Porch

With front door and door to:

Lounge

With window to the front, carpet flooring and radiator.

Hallway

With side entrance door, laminate flooring, radiator, stairs off and doors to:

Downstairs W/C

With window to the front, laminate flooring, radiator, low flush w/c and wall mounted hand wash basin.

Dining kitchen

With window to the rear, laminate flooring, radiator, space for dining table, range of wall & base units with contrasting work surface electric oven, halogen hob, extractor hood, space for fridge freezer, integrated dishwasher and sliding doors to rear. Installed with under floor heating.

Integral garage

With space for parking and plumbing for automatic washing machine.

First floor

Landing

With window to the side, carpet flooring, radiator and doors to:

Bedroom

With window to the front, carpet flooring, radiator and fitted sliding wardrobes. Door to en-suite.

En-suite

With window to the side, laminate flooring, heated towel rail, low flush w/c, vanity hand wash basin and shower unit.

Bedroom

With window to the rear, carpet flooring, radiator and fitted wardrobes.

Bedroom

With window to the rear, carpet flooring and radiator.

Bathroom

With window to the front, tiled flooring, heated towel rail, vanity hand wash basin, low flush w/c and double ended bath.

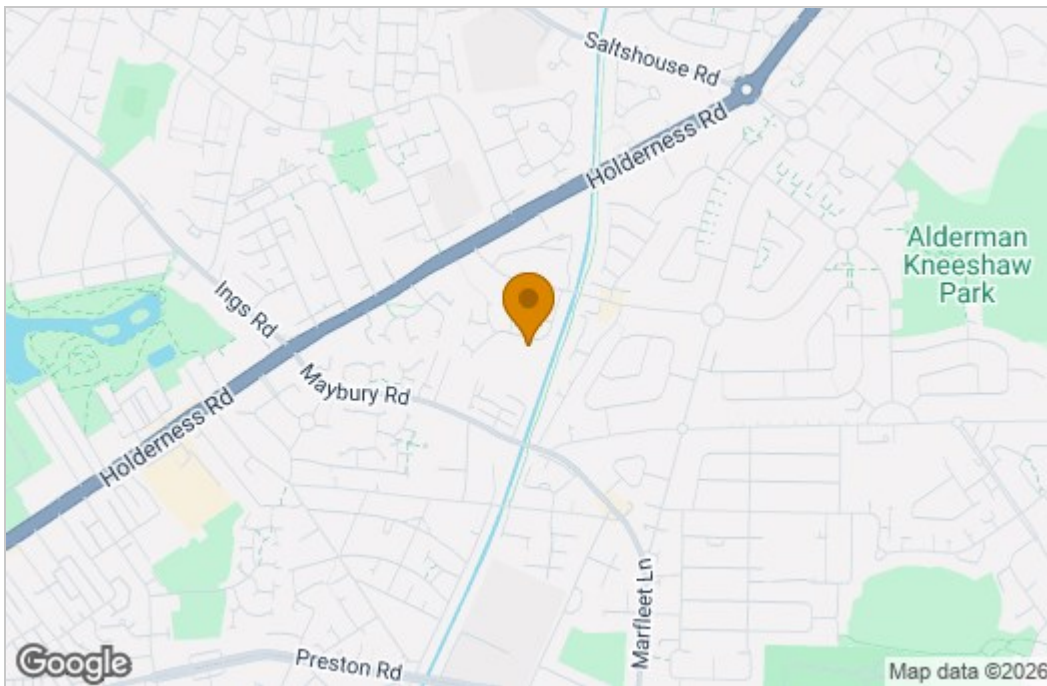
Exterior

To the front of the property is a private driveway which leads to the garage, offering ample off street parking. To the rear is a fully enclosed easily maintainable garden with decking and artificial turf.

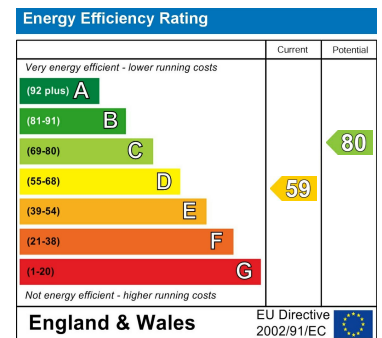
## Floor Plan



## Area Map



## Energy Efficiency Graph



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