



## 23, Weardale, Sutton Park, Hull, East Yorkshire, HU7 6DJ

- Well Presented and Extended Semi Detached Family House
- Early Viewing Essential to Appreciate the Space Provided
- Lounge with access to Open Plan Kitchen Diner
- Low Maintenance Garden Areas
- Gas Fired Central Heating System and Double Entrance Porch with access to Hallway
- Three First Floor Bedrooms and Shower Room
- Off Road Parking with Access to Integral Garage
- Sutton Park Location

**Offers In The Region Of £179,950**



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# 23, Weardale, Sutton Park, Hull, East Yorkshire, HU7 6DJ

A well presented and deceptive three bedroom semi detached family house. Having a fabulous GROUND FLOOR REAR EXTENSION this super home is a real must see property. Enter into front porch there is a second door to the hallway which has stairs off to the first floor. There is a delightful lounge area with fire surround with inset fire. At the rear of the house can be found the well proportioned open plan kitchen diner which provides space and a well fitted kitchen area. To the first floor are the three bedrooms and a shower room. Low maintenance garden areas with off road parking and integral garage. Gas fired central heating system and double glazing. Viewing via Leonards.

## Location

Weardale is a popular residential location off Waterdale and Ennerdale, East Hull, in the sought after location of Sutton Park which benefits from an array of local amenities which include local shopping facilities and Kingswood Retail park just a short drive away. There are road and transport links into the Hull City Centre and surrounding areas.

## Entrance Porch

Main front entrance door provides access into the porch. Inner door leads into:

## Entrance Hall

Stairs lead off to the first floor accommodation. Wooden style flooring. Radiator.

## Lounge

6' 11" x 8' 11" (2.11m x 2.72m)

With fire surround with inset fire. Radiator. Wooden style flooring. Window to the side elevation. Access into:

## Dining Area

7' 10" x 16' 3" (2.39m x 4.95m)

A well proportioned space which is open plan to the kitchen. Patio door to the rear elevation provides access to the outside. Wooden style flooring. Radiator.

## Kitchen Area

7' 1" x 21' 9" (2.16m x 6.63m)

Fitted with a generous range of base and wall units with work surfaces. Appliances of gas oven and hob with hood over, fridge/freezer and washing machine. Gas fired central heating boiler. Windows to the side and rear elevations with side entrance door. Part tiled walls and tiled flooring.

## First Floor Landing

Access to roof void. Doors to all rooms off.

## Bedroom One

7' 7" x 12' 9" (2.31m x 3.89m)

Window to the front elevation. Range of wardrobes. Radiator.

## Bedroom Two

9' 4" x 11' 8" (2.84m x 3.56m)

Window to the rear elevation. Cupboards/wardrobes. Radiator.

## Bedroom Three

6' 7" x 9' 8" (2.01m x 2.95m)

Window to the front elevation. Wooden effect flooring. Radiator.

## Shower Room

76" x 104" (6' 4" x 8' 8")

Suite of shower cubicle, wash hand basin and WC. Window to the front elevation. Panelling to the walls. Radiator.

## Outside

The property occupies a pleasant position with low maintenance areas. To the front there is a block set off road parking area with side pedestrian access to the rear. The rear is also mainly block set for ease of maintenance.

## Garage

8' 9" x 13' 13" (2.67m x 4.29m)

With up and over door, light and power.

## Energy Performance Certificate

The current energy rating on the property is C (72).

## 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 0028002300230A. 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**

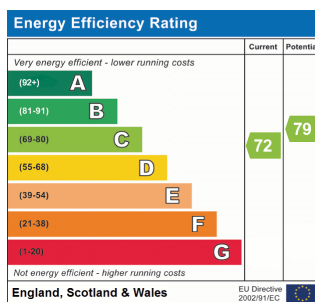
Strictly through the sole agents Leonards 01482 375212/01482 330777

**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.





Address: Weardale, Hull

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