



44 Gorsedale, Hull, HU7 4AT

- Three Bedroom Detached House
- Entrance Hall with Cloakroom WC
- Rear Facing Lounge with Conservatory off
- Shower Room
- Garage in a Block
- Offered For Sale with No Forward Chain
- Breakfast Kitchen
- Three Bedrooms
- Low Maintenance Garden Areas
- Gas Central Heating System and Double Glazing

Offers In The Region Of £160,000



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Nestled in the charming area of Gorsedale, Hull, this delightful detached house presents an excellent opportunity for small families and individuals alike. Now ready for some updating the house has three bedrooms, this property offers space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The house features a well-appointed shower room, ensuring convenience for all residents. Additionally, the property includes a garage in a block. Gorsedale is a pleasant neighbourhood, known for its community and convenient amenities. Residents can enjoy nearby parks, schools, and local shops, making it an ideal location for those seeking a balanced lifestyle. This property is a wonderful blend of comfort and practicality, making it a perfect choice for anyone looking to settle in Hull. Don't miss the chance to make this charming house your new home.

Location

Gorsedale is a residential location off Littondale and Ennerdale, East Hull, in area of Sutton Park which benefits from an array of local amenities which include local shopping facilities, primary school, doctors surgery and Kingswood Retail park just a short drive away. There are road and transport links into the Hull City Centre and surrounding areas.

Entrance Hall

The property benefits from front and rear entrance doors into the hallway area. Fire surround with electric fire. Stairs lead off to the first floor accommodation. Access into ground floor rooms off.

Cloakroom WC

Suite of WC and wash hand basin. Window to the side elevation.

Kitchen

11'5" x 9'4" (3.504m x 2.859m)

Fitted with a range of base and wall units. Work surfaces with sink unit. Space for appliances of cooker, washing machine and fridge/freezer. Window to the front elevation. Under stairs cupboard. Radiator.

Lounge

14'6" x 13'8" max (4.423m x 4.186m max)

Fire surround with electric fire. Patio door to the rear conservatory. Radiator.

Conservatory

11'9" x 7'8" (3.597m x 2.361m)

Overlooking the rear garden area with patio door.

First Floor Landing

Radiator. Store cupboard. Access to rooms off.

Bedroom One

14'1" x 8'5" (4.293m x 2.572m)

Window to the rear elevation. range of wardrobes and drawer units. Radiator.

Bedroom Two

8'0" x 6'10" (2.452m x 2.107m)

Window to the front elevation.

Bedroom Three

6'1" x 9'11" (1.859m x 3.037m)

Window to the front elevation. range of cupboards. Boiler cupboard off.

Shower Room

4'11" x 10'8" (1.522m x 3.262m)

Suite of shower cubicle. Vanity unit with wash hand basin. WC. Tiling to the walls and floor. Radiator. Window to the side elevation.

Outside

The property occupies a pleasant low maintenance plot with stoned area to the the front and paved area to the rear. There is a small garden store to the side of the house and summerhouse/store at the rear. The property has a single garage in a block which is off set from the property.



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 D (67).

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 00280004004402. 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.



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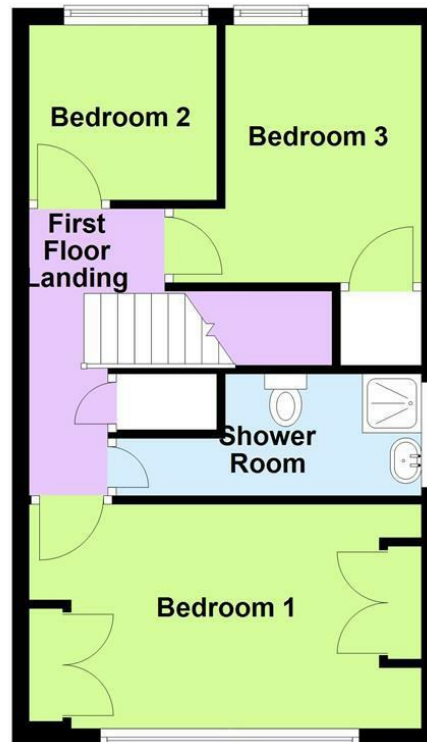
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Ground Floor



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		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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