







Leads Road

Hull, HU7 0DE

- Mid-Terraced Home
- Open Plan Living & Dining Area
- Close to Local Amenities
- Close to Nearby Schools
- Two Bedrooms
- Detached Garage
- Perfect for First Time Buyers
- Viewing Recommended

Asking price £120,000







This well-proportioned two-bedroom mid-terraced property offers a practical layout arranged over two floors, making it an ideal opportunity for first-time buyers, couples, small families or investors.

The ground floor comprises a welcoming entrance hall, a spacious lounge and dining area arranged open plan, creating a sociable and versatile living space, along with a separate kitchen. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a front garden, with a pathway providing access to the property. To the rear is a private garden offering a pleasant outdoor space, together with the added benefit of a detached garage, providing useful storage.

Do not miss the chance to make this lovely house your new home!

Entrance Hall
Welcoming entrance hall providing access to the ground floor accommodation. With laminate flooring, radiator and stairs leading to the first floor.

Lounge & Dining Area
14'2" x 12'4" / 7'2" x 8'0"
A spacious open-plan lounge and dining area, creating a versatile and sociable space. There is ample room for comfortable lounge furniture alongside a dining table and chairs. With laminate flooring, radiators, windows and doors leading to the rear garden.

Kitchen
9'4" x 8'3"
A separate kitchen positioned to the rear of the property, offering a practical layout with space for the necessary appliances and storage. With vinyl flooring, oven, hob, extractor fan, sink/drainer, laminate work surfaces, window, storage cupboard, plumbing for washer/dryer and door leading to the rear garden.

Bedroom One
16'9" x 8'11"
A well-proportioned main bedroom offering ample space for a range of bedroom furniture and benefiting from plenty of natural light. With laminate flooring, windows and radiator.

Bedroom Two
8'0" x 9'0"
A further good-sized bedroom, ideal as a second bedroom, guest room, child's bedroom or home office depending on the buyer's requirements. With laminate flooring, fitted wardrobes, radiator and window.

Bathroom
8'6" x 5'1"
A practical family bathroom serving both bedrooms and providing the essential sanitary facilities. With vinyl flooring, bath tub, shower attachment, shower screen, windows, toilet and radiator.

Front External
To the front of the property is a garden area with a pathway leading up to the property.

Rear Garden
The rear garden provides a private outdoor space with room for seating, entertaining and enjoying the warmer months. The garden also provides access to the detached garage.

Additional Information
- Tenure Type - Freehold / Leasehold
- Local Authority - Hull City Council
- Council Tax Band - B
- Energy Performance Certificate Rating (EPC) - Awaiting rating
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings
Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

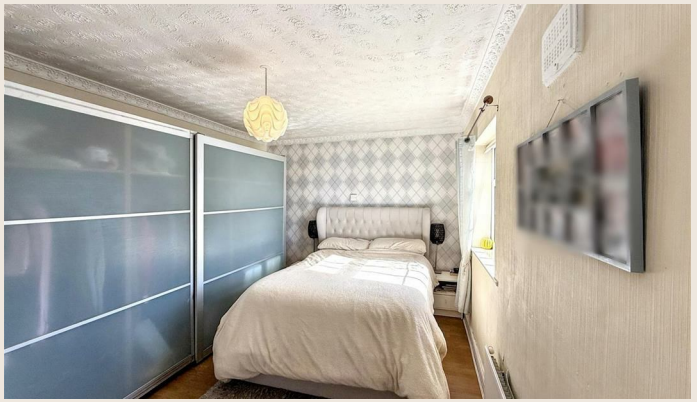
Free Valuation
Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations.
Please get in touch and we will arrange a no-obligation property appraisal.

Mortgages
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

Money Laundering Regulations
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

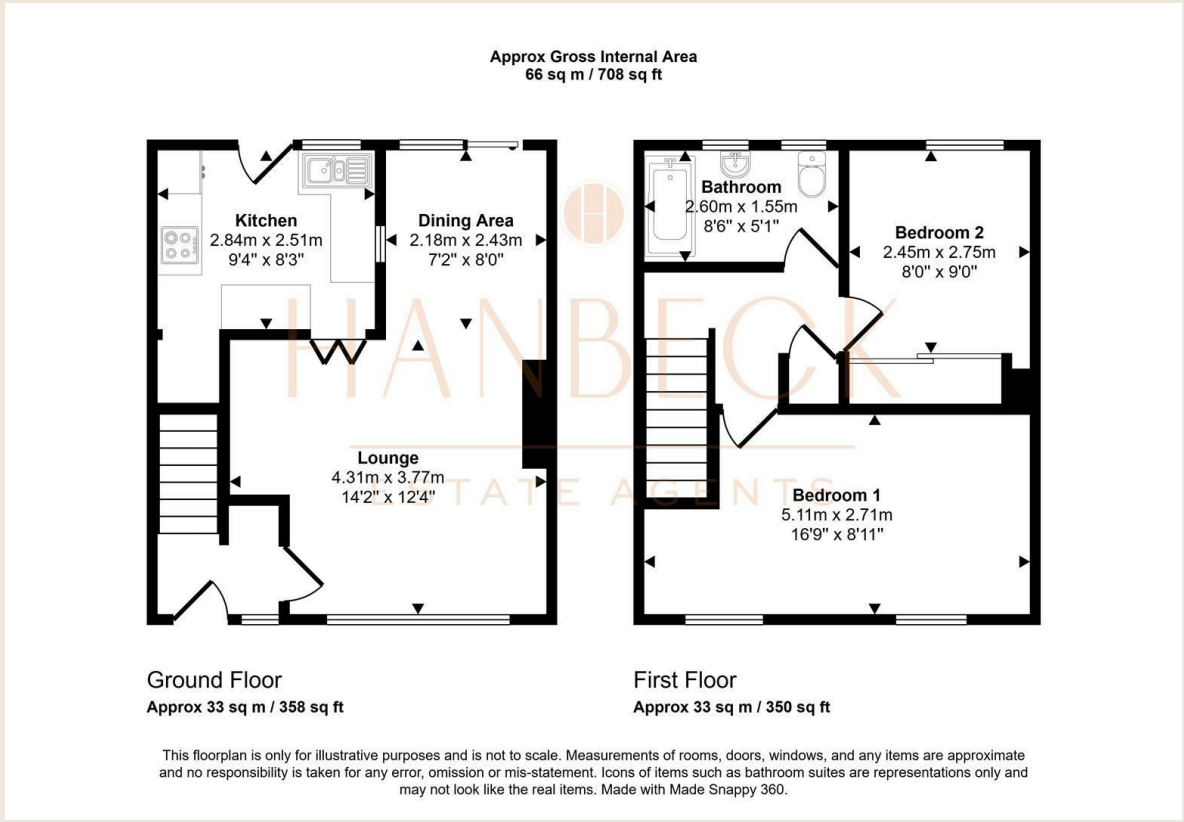
Disclaimer
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.







Local Authority **Hull City Council**
Council Tax Band **B**
EPC Rating **D**









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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.