Whitakers
Estate Agents









111 Leads Road, Hull, HU7 0BX

Offers Around £120,000

THIS WELL PRESENTED 3 BEDROOM TERRACED PROPERTY IS AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN!

Well situated in a popular and convenient area, close to local amenities and benefitting from excellent transport links around the City, this spacious family home would be ideal for first time buyers and small families alike!

Well maintained and presented throughout, the property briefly comprises; entrance hallway, 22ft through lounge/dining room, fitted kitchen, rear lobby/utility area and a 4 piece bathroom to the ground floor whilst to the first floor there are 3 generous bedrooms, all with fitted furniture.

With the additional benefit of spacious front and rear gardens and a detached garage with off road parking, together with gas central heating and uPVC double glazing throughout, internal viewing is highly recommended!

The Accommodation Comprises

Entrance Hallway



uPVC door into entrance hallway with carpeted flooring, central heating radiator and stairs to first floor.

Through Lounge/Dining Room 22'2 x 10'6 (6.76m x 3.20m)





The spacious lounge area features a uPVC front bay window, central heating radiator, fire surround and carpeted flooring which extends into the dining area with uPVC window to rear aspect, a second central heating radiator and under stair cupboard.

Kitchen 8'5 x 8' (2.57m x 2.44m)




With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor over and electric fan oven below, a composite one and a half bowl sink drainer, uPVC window to side aspect and laminate tiled flooring extending into.....

Rear Lobby/Utility



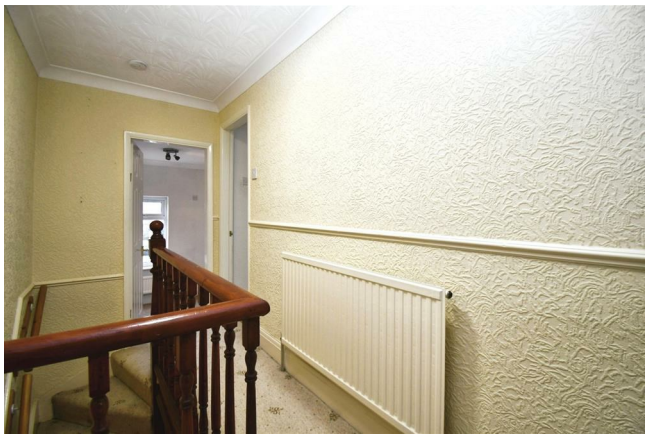

Fitted wall and base units with contrasting work surfaces and tiled splash backs, plumbing for automatic washing machine, space for under counter appliances, central heating radiator and uPVC rear entrance door.

Bathroom



4 piece suite comprising shower cubicle with electric shower, panel bath, low flush wc and hand wash basin housed in vanity unit. Continuation of laminate tiled flooring, central heating radiator and uPVC window to rear aspect.

First Floor Landing



With carpeted flooring, central heating radiator and loft access hatch.

Bedroom One 10'1 x 13'6 (3.07m x 4.11m)



uPVC window to front aspect, fitted wardrobes, carpeted flooring and central heating radiator.

Bedroom Two 11'8 x 8'6 (3.56m x 2.59m)



uPVC window to rear aspect, fitted wardrobes, carpeted flooring and central heating radiator.

Bedroom Three 8'9 x 8' (2.67m x 2.44m)



uPVC window to rear aspect, fitted wardrobes, carpeted flooring and central heating radiator.

Outside





To the front of the property is a spacious garden mainly laid to decorative aggregate. Adjoining the property to the rear is a small courtyard garden with gate access to the rear tenfoot. Directly across the tenfoot there is a detached garage with additional parking to the front whilst gate access leads to the spacious private rear garden laid mainly to lawn with paved patio seating areas and mature plants, trees and shrubs.

Garage & Parking




The detached garage is located adjacent to the property via the rear tenfoot with up and over door and additional parking space to the front.

Tenure

The property is Freehold

Council Tax

Band A
Hull City Council

EPC

EPC Rating D

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - Brick/Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 7 Mbps, Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

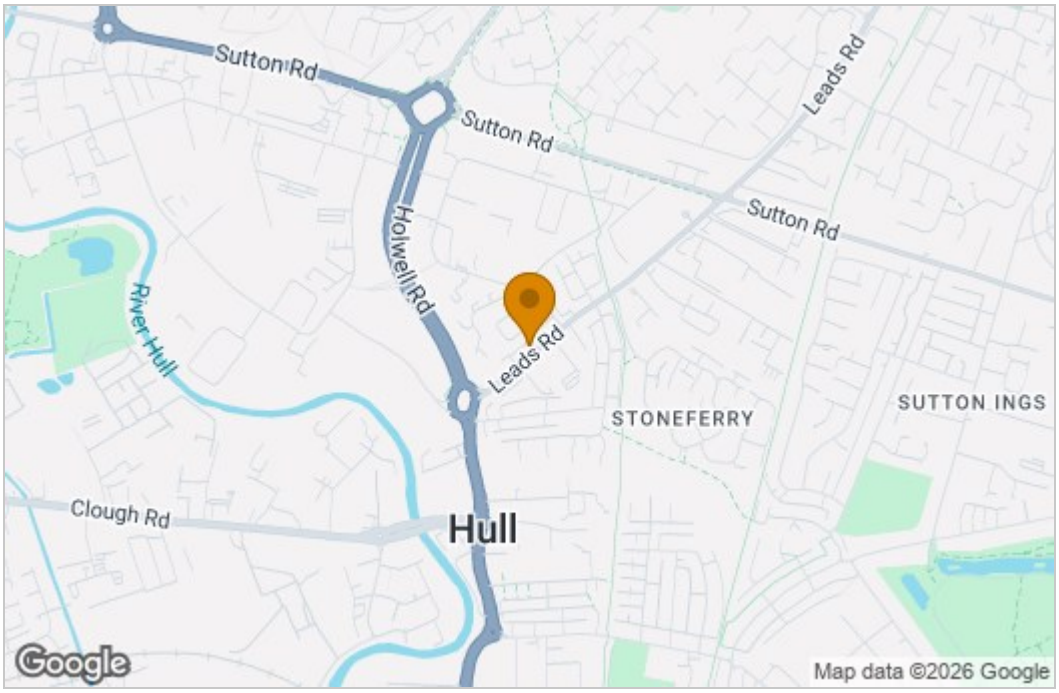
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

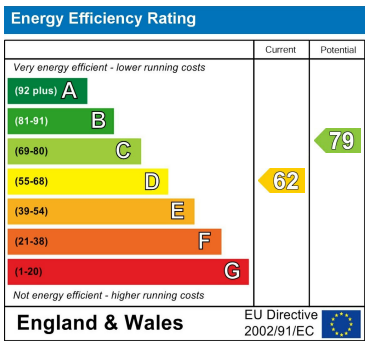
Floor Plan

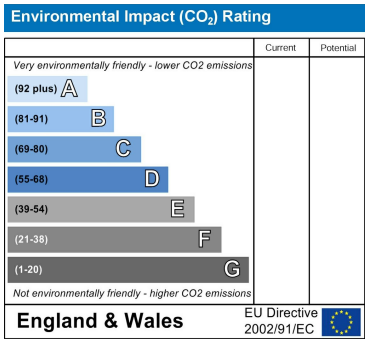


Area Map



Energy Efficiency Graph





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