

Whitakers

Estate Agents



181 Leads Road, Hull, HU7 0DE

Asking Price £130,000

SITUATED TO THE EAST OF THE CITY, IDEALLY SUITED TO THE FIRST TIME BUYER AND THE SMALL FAMILY UNIT, THIS TRADITIONAL STYLE MID TERRACE HOUSE IS VERY WELL PRESENTED IN "MOVE INTO" CONDITION. THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE THROUGH TO A DINING AREA. FITTED KITCHEN WITH APPLIANCES, TWO FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN A PLOT OF ENVIABLE SIZE WITH GARDENS TO THE FRONT AND REAR AND VEHICULAR ACCESS TO A GARAGE WITH AN EXTRA PARKING SPACE, APPOINTMENTS TO VIEW ARE ENCOURAGED.

Entrance Hall

Attractive laminate flooring, staircase off and a radiator.

Lounge



Laminate flooring continues, picture window to the front aspect, and a radiator. Opens to:

Dining Area

Laminate flooring again continues, a radiator and French Doors give access to the rear garden.

Fitted Kitchen

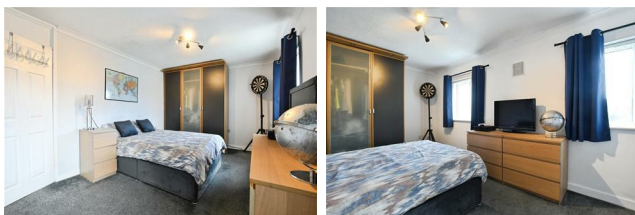


A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap.. Laminate flooring, partially tiled walls, a radiator, useful under stairs storage cupboard, plumbing for an automatic washing machine, spotlights to the ceiling and integrated appliances include an electric oven, four ring gas hob, a stainless steel over head extractor canopy and a fridge/ freezer.

First Floor Landing

With a built in storage cupboard and giving access to:

Bedroom One



Bedroom Two



Window to the rear aspect and a radiator.

Bathroom



A white suite to comprise panelled bat, wash hand basin with a pedestal and a low level wc. Partially tiled walls, a chrome heated towel rail and there is a plumbed shower unit over the bath with a shower screen to the bath side.

Gardens



To the front of the property is an enclosed garden of good proportion, laid mainly to lawn with stocked flower borders. To the rear is a garden again of good proportion, laid to decorative aggregates with a paved patio area.

Garage

Accessible via the rear of the property, concrete sectional with up and over vehicular door and having an extra parking space to the front.

Council Tax

Hull City Council tax band B

EPC

EPC rating D

Tenure

Freehold

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 under a tiled roof

Conservation Area - No

Flood Risk -Very low

Mobile Coverage/Signal -Yes

Broadband - Basic 14 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

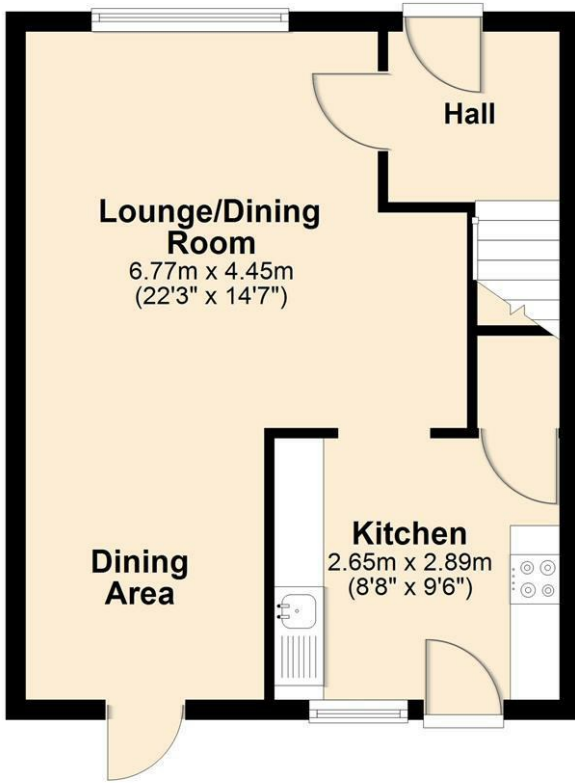
Planning -No

Whitakers Estate Agent Declaration:

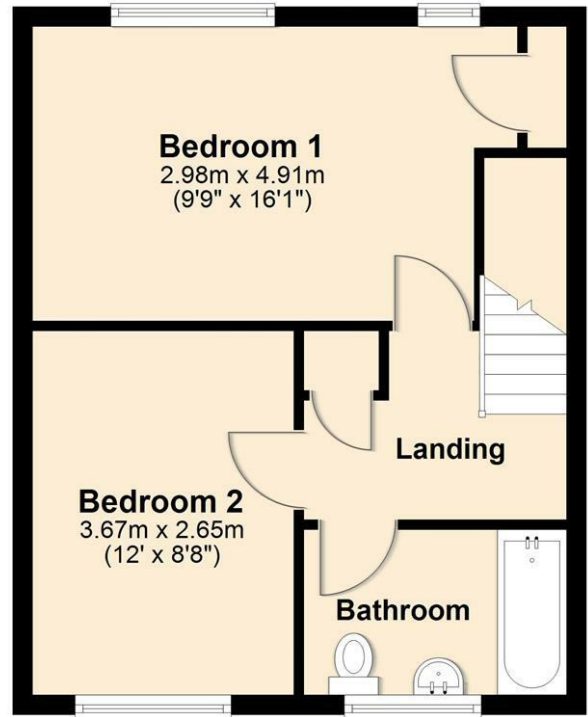
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

Ground Floor

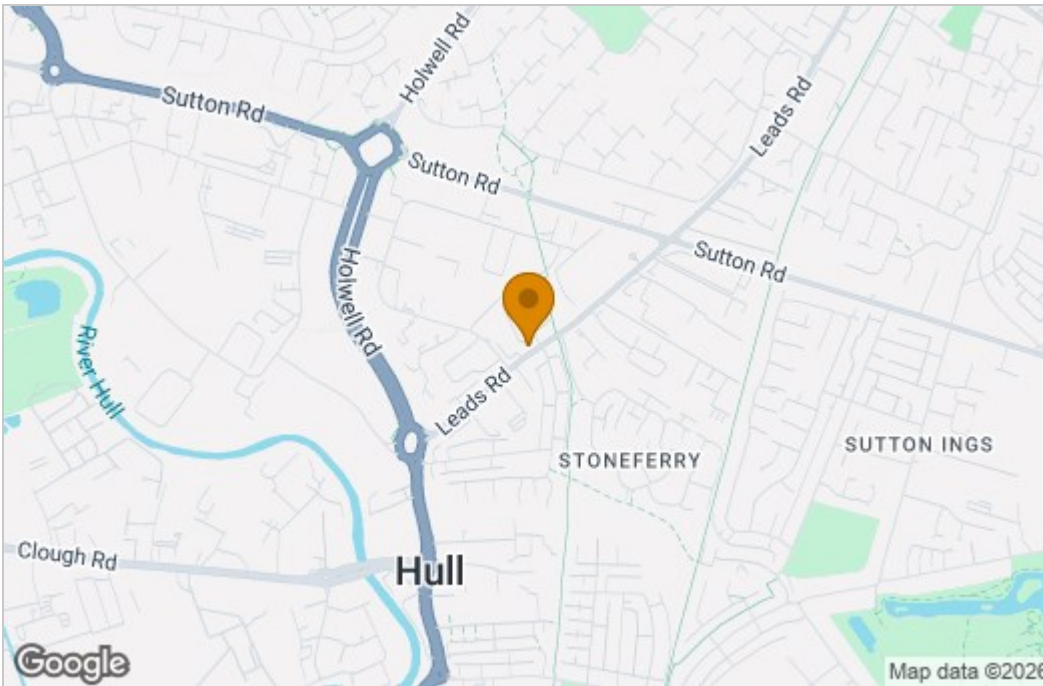


First Floor



Total area: approx. 73.3 sq. metres (788.9 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.