



## 37 Barleigh Road, Hull, HU9 4TH

- Ground Floor Extended Four Bedroom Family House
- Offered For Sale with No Forward Chain
- Entrance Hall with Stairs off and GF WC
- Modern Kitchen and Four Bedrooms plus En Suite and Family Bathroom
- Gas Fired Central Heating System
- Well Presented Accommodation
- South East Facing Rear Aspect overlooking School Playing Field
- Front Facing Dining Room and Rear Facing Extended Lounge
- Off Road Parking Area and Integral Garage
- Double Glazing

**Offers In The Region Of £265,000**



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# 37 Barleigh Road, Hull, HU9 4TH

Nestled on the charming Barleigh Road in Hull, this delightful detached house offers a perfect blend of comfort and space, ideal for family living. With four generously sized bedrooms, this property provides ample room for relaxation and privacy. The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze.

The heart of the home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a vibrant dining area.

Outside, the property boasts parking for multiple vehicles, a valuable asset in today's busy world. This feature not only adds convenience but also enhances the overall appeal of the home.

Barleigh Road is a lovely location, offering a friendly community atmosphere while being conveniently close to local amenities, schools, and parks. This property is an excellent opportunity for those seeking a spacious family home in a desirable area. Don't miss the chance to make this house your new home.

## Location

Located Off Marfleet Lane which in turn lies off Holderness Road, the property is well placed for a host of amenities including the Morrisons supermarket. The city centre is within a short commute which provides an extensive range of shopping, leisure and transport facilities.

## Entrance Hall

Main front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation with under stairs GF EC. Radiator with screen cover. Access doors to all ground floor rooms off. Internal access door to the garage.

## GF WC

2'10" x 4'2" (0.877m x 1.294m)

Suite of WC and wash hand basin. Radiator.

## Dining Room

8'6" x 11'1" + bay (2.607m x 3.382m + bay)

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

## Extended Lounge

14'5" x 11'9" + 14'3" x 11'5" (4.397m x 3.589m + 4.364m x 3.497m)

Fire surround with coal effect gas fire. Radiator with screen cover. Square arch leading into the extended area which has a window to the rear elevation and French doors to the side. Radiator.

## Kitchen

8'5" x 15'3" (2.582m x 4.672m)

Fitted with a range of base and wall units. Work surfaces with breakfast bar. Single drainer sink unit. Appliances of electric oven with gas hob and hood over. Space for under counter appliances and upright fridge/freezer. Window to the rear elevation and side entrance door. Part tiled walls, Radiator. Wooden effect flooring.

## First Floor Landing

Access to part boarded roof void. Airing cupboard with tank. Radiator.

## Bedroom One

11'9" x 12'3" (3.590m x 3.734m)

Window to the front elevation. Wardrobes with sliding doors with hanging and shelving provision. Radiator. Access into:

## En Suite Shower Room

5'7" x 5'2" (1.707m x 1.598m)

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

## Bedroom Two

8'4" x 11'5" (2.547m x 3.485m)

Window to the front elevation. Radiator. Recessed shelf.

## Bedroom Three

11'5" x 11'1" max sizes (3.495m x 3.386m max sizes)

Window to the rear elevation. Open fronted wardrobe unit. Radiator.

## Bedroom Four

11'9" x 7'1" (3.588m x 2.177m)

Window to the rear elevation.. Open fronted wardrobe/shelved unit. Radiator.

## Family Bathroom

8'10" x 4'10" (2.711m x 1.482m)

Suite of bath with shower over and screen. Wash hand basin. WC. Window to the side elevation. Part tiled walls, Towel rail type radiator.



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## Outside

The property has off road parking to the front with access to the integral garage. Side pedestrian access leads to the rear of the property. The rear is designed for low maintenance with paved, stoned and decked areas. There is a useful garden store located in the garden area.

## Garage

8'1" max x 17'5" (2.480m max x 5.327m)

With up and over front access door. Ideal gas fired central heating boiler. Light and power.

## Energy Performance Certificate

The current energy rating on the property is C (69).

## 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.

## 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 D for Council Tax purposes. Local Authority Reference Number 00230358003706. 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.

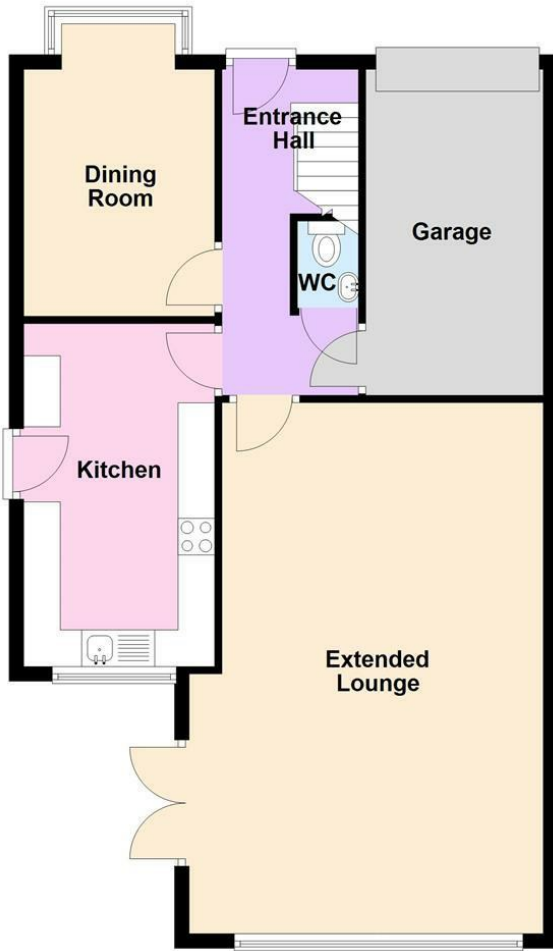


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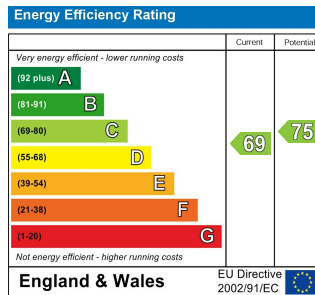
### Ground Floor



### First Floor



37 Barleigh Road, Hull



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