



## 105 Laburnum Avenue, Garden Village, Hull, East Yorkshire, HU8

- Located on Garden Village
- Early Viewing Highly Recommended
- Front Facing Lounge and separate Snug
- First Floor Landing with access to Boarded Out Loft Space
- Gardens with Carport and Substantial Garage
- Well Presented Three Double Bedroom Semi Detached House
- Outer Porch with access to Reception Hall
- Rear Facing Kitchen Utility
- Three Double Bedrooms and Four Piece Bathroom Suite
- Gas Central Heating System and Double Glazing

Asking Price £285,000



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# 105 Laburnum Avenue, Garden Village, Hull, East Yorkshire, HU8

Three bedroom semi detached family house. Located on the ever popular Garden Village development. The property occupies a pleasant position and has the added benefit of off road parking and a well proportioned garage 19'8 x 24'9 with additional carport. The well presented accommodation comprises:- Outer porch, reception hall, lounge, snug, kitchen utility, first floor landing with ladder access to boarded out loft space, three double bedrooms and a four piece bathroom suite. Gardens to front and rear. Gas fired central heating system and double glazing. Viewing via Leonards.

## Location

Situated in the heart of the area known as the Garden Village in East Hull, with access to nearby amenities along Holderness Road including a host of shops, East Park, the Woodford Leisure Centre and supermarket.

## Outer Entrance Porch

Recessed entrance porch with tiled floor and tiling to the walls.

## Hallway

Side entrance door provides access into the welcoming hallway. Radiator. Doors to all rooms off. Stairs to the first floor accommodation.

## Snug

10'6" to back of chimney breast x 10'1" (3.217m to back of chimney breast x 3.075m)  
Window to the front elevation and radiator. Wooden style flooring. Units to the side of the chimney breast.

## Lounge

11'1" to back of chimney breast x 13'11" (3.390m to back of chimney breast x 4.255m)  
Window to the front elevation and radiator.

## Kitchen with Utility Area

22'3" x 9'11" (6.788m x 3.029m)  
Fitted with a generous range of base and wall units. Contrasting work surfaces with sink unit with mixer tap. Appliances of electric oven, gas hob with hood over. Dishwasher. In the utility section of the kitchen there is an additional sink unit with base and wall cupboard with contrasting work surface. Wall mounted gas fired central heating boiler. Windows to the rear and side elevations with rear entrance door. Under stairs recess. Electric stove style room heater. Radiator. Wooden style flooring.

## First Floor Landing

Loft ladder access to boarded out and carpeted loft space with light, power and roof light window and eves storage. Radiator. Doors from the landing to all rooms off.

## Bedroom One

10'6" x 10'10" + 6'4" x 4'11" (3.208m x 3.326m + 1.946m x 1.517m)  
Window to the side elevation. Cupboards to either side of the bed recess. Dressing table with drawers. Radiator.

## Bedroom Two

10'3" x 9'11" (3.146m x 3.042m)  
Window to the rear elevation and radiator.

## Bedroom Three

9'11" x 10'1" (3.030m x 3.080m)  
Window to the front elevation and radiator.

## Bathroom

8'1" x 9'0" + door recess (2.480m x 2.767m + door recess)  
Fitted with a four piece suite of bath, shower cubicle, vanity unit with basin and WC. Tiling to the walls. Sloping ceiling profile. Towel rail radiator. Window to the side elevation.

## Outside

The property occupies a pleasant garden plot and has areas to the front and rear. Standing behind a hedged front boundary a pedestrian gate provides access to the outer porch and in urn the rear garden. The well proportioned rear garden has mainly paved, stoned and decked areas. There is a useful summerhouse near the garage. At the side of the garage there is a carport. Rear access is via the ten foot.

## Garage

19'8" x 24'9" (6.002m x 7.546m)  
With front access door, side pedestrian door, light and power.



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## Energy Performance Certificate

The current energy rating on the property is D (63).

## 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 for Council Tax purposes. Local Authority Reference Number. 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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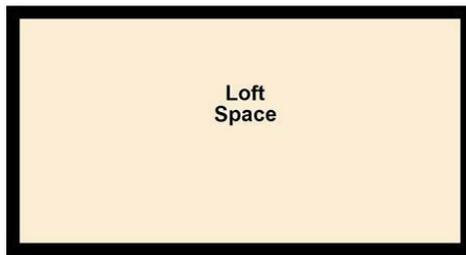
Ground Floor



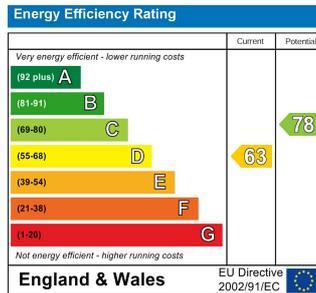
First Floor



Second Floor



105 Laburnum Avenue, Hull



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