LEONARDS

SINCE 1884

Estate Agents
Lettings & Management
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1, Telford Street, Hull, HU9 3DU

- Three Bedroom End Terrace House
- Located Close to Amenities
- Entrance Hall with Stairs off
- Kitchen with Utility Room off
- Three Bedrooms and Bathroom
- Well Proportioned Accommodation
- No Forward Chain
- Lounge and Dining Areas
- Rear Lobby with GF Cloakroom WC
- Small Rear Garden Area

Offers In The Region Of £130,000







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NAEA
National Association of Estate Agents

RICS

1, Telford Street, Hull, HU9 3DU

Nestled in the charming area of Telford Street, Hull, this delightful end-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home. The house features one bathroom. The layout is thoughtfully designed to maximise space and functionality, catering to modern living needs. Situated in an established neighbourhood, this property is close to local amenities, schools, and parks, making it a wonderful place to call home. Whether you are a first-time buyer or looking to invest, this end-terrace house on Telford Street presents an excellent opportunity to enjoy comfortable living in Hull. Don't miss the chance to make this lovely property your own.



Location
the property is located on Telford Street which runs between Holderness Road and Southcoates Avenue. Holderness Road has numerous amenities, shops, and local bus routes. There are also local schools nearby, East Park and the Woodford Leisure centre is a short walk away.



Entrance Hall
Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation.

Lounge Area
12'10" to back of chimney breast x 11'2" + bay (3.912m to back of chimney breast x 3.418m + bay)
Single glazed bay window to the front elevation. Fire surround with pebble effect fire. Radiator. Square arch into:



Dining Area
12'9" to back of chimney breast x 12'11" (3.89m to back of chimney breast x 3.94m)
Window to the rear elevation. Under stairs cupboard with Ideal gas fired central heating boiler.

Kitchen
10' 4" x 9' 3" (3.15m x 2.82m)
Fitted with a range of base units. Work surfaces with sink unit. Range style cooker with hood over. Space for washing machine. Part tiled walls. Window to the side elevation.

Utility Room
10' 3" x 6' 9" (3.12m x 2.06m)
Base and wall cupboards with work surfaces. Space for appliances. Window to the side elevation. Side entrance door.

Rear Lobby
5' 10" x 2' 9" (1.78m x 0.84m)
Windows to the side and rear elevations.



Cloakroom WC
Suite of WC. Part tiled walls. Window to the rear elevation.

First Floor Landing
Access to roof void. Radiator.

Bedroom One
16'2" to back of chimney breast x 11'2" + bay (4.93m to back of chimney breast x 3.40m + bay)
Bay window to the front elevation. Radiator. Wooden effect flooring.

Bedroom Two
10'5" to back of chimney breast x 12'11" (3.18m to back of chimney breast x 3.94m)
Window to the rear elevation. Radiator.



Bedroom Three
10' 5" x 9' 9" (3.17m x 2.97m)
Window to the rear elevation. Radiator.

Bathroom
5' 11" x 6' 6" (1.80m x 1.98m)
Suite of bath with mixer tap and shower attachment. Wash hand basin. WC. Window to the side elevation. Radiator. Part tiled walls.

Outside
Small front forecourt and small rear garden area.

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.

Energy Performance Certificate
The current energy rating on the property is D (60).

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 B for Council Tax purposes. Local Authority Reference Number 0023014000010B. 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 procuration 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

Viewings
Strictly through the sole agents Leonards 01482 375212/01482 330777

Tenure
The tenure of this property is Freehold.

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.



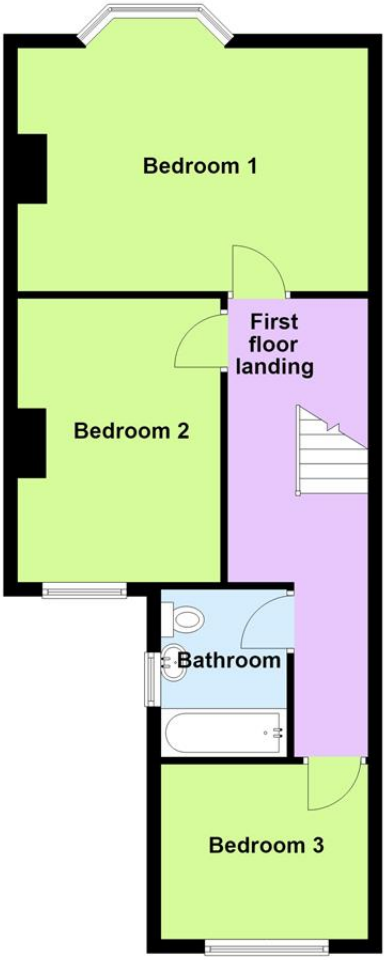


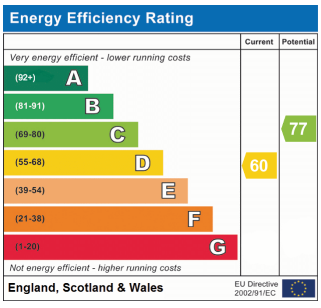


Ground Floor



First Floor





Address: Telford Street, Hull

1. The Money Laundering and Terrorist Financing (Amendment) Regulations 2026 (as amended). Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell, buy, rent or let a property. We will conduct these checks in accordance with the current HMRC guidelines: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property

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