



## 13 Leonard Close

Paull, Hull, HU12 8AH

Offers In The Region Of £170,000

Whitakers are delighted to bring this 3 bedroom Semi-Detached Dormer Bungalow to the market.

Ideally positioned on a peaceful cul-de-sac in the popular Village of Paull, the property has undergone an extensive programme of renovation and improvement by the current owners to offer outstanding family accommodation in "move-in" condition!

Situated just a stones throw from the Village centre and Foreshore, the property briefly comprises; entrance hallway, lounge, dining room, modern fitted kitchen and shower room to the ground floor whilst to the first floor there are 3 generously sized bedrooms!

Having the additional benefit of front and rear gardens, private side driveway and detached garage together with gas central heating and uPVC glazing throughout, internal viewing is strongly advised!

Location: The rural village of Paull lies immediately to the east of the City of Hull with excellent access to the M62 as well as East Hull villages and coastal resorts whilst Hull City Centre is approximately a 15 minute drive away. Fort Paull is also of great historic importance and over the last few years has won awards as a non-profit making museum.

### Viewing

Please contact our Whitakers Estate Agents - Hedon Office on 01482877177

if you wish to arrange a viewing appointment for this property or require further information

- 3 BEDROOM SEMI-DETACHED DORMER BUNGALOW
- MUCH IMPROVED BY THE CURRENT OWNERS
- QUIET CUL-DE-SAC POSITION
- CLOSE TO VILLAGE CENTRE AND FORESHORE
- FRONT AND REAR GARDENS
- PRIVATE SIDE DRIVEWAY AND GARAGE
- LOUNGE AND DINING ROOM
- MODERN FITTED KITCHEN
- GAS CENTRAL HEATING AND uPVC GLAZING
- COUNCIL TAX BAND B



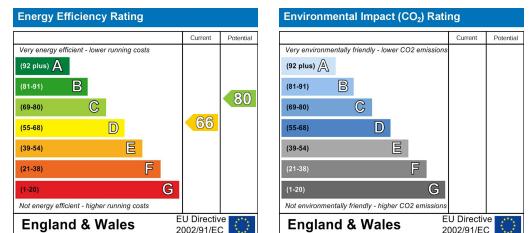
## Floor Plan



## Area Map



## Energy Efficiency Graph



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