Whitakers
Estate Agents









12 Sir Leo Schultz Road, Hull, HU6 9FL

Offers Over £170,000

This 3 Bedroom detached property is available to purchase with NO ONWARD CHAIN!

Well positioned in a peaceful cul-de-sac on this modern development, close to Beverley Road and Tesco Superstore, the property is also just a short drive from Kingswood Retail Park and the range of leisure and retail facilities whilst also enjoying excellent transport links around the City.

Briefly comprising: entrance hallway, downstairs cloakroom, lounge and kitchen/diner to the ground floor whilst to the first floor there are three bedrooms, and family bathroom.

To the outside is a front garden mostly laid to lawn and a gravelled driveway leading to the garage whilst to the rear is a large enclosed garden with open aspect to the rear.

Having the additional benefit of uPVC double glazing and gas central heating throughout, early viewing is highly recommended!

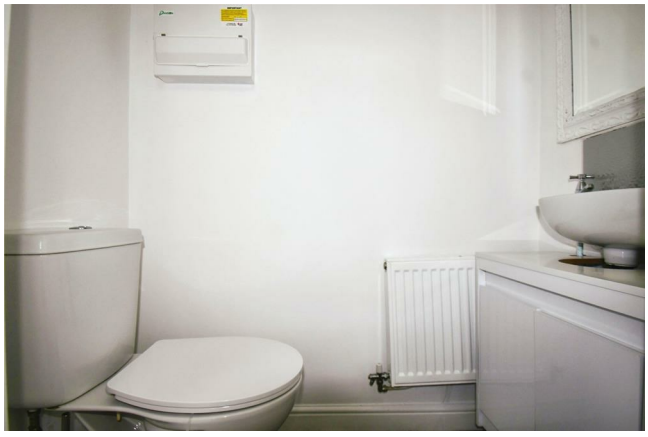
The Accommodation Comprises

Entrance Porch



Composite door into entrance hallway with carpeted flooring, central heating radiator and uPVC window to side aspect.

Downstairs Cloakroom



With low flush and hand wash basin with vanity unit, central heating radiator, vinyl flooring and extractor fan.

Lounge 11'9 x 14'6 (3.58m x 4.42m)




With uPVC window to front aspect, laminate flooring central heating radiator and stairs to first floor with under stair cupboard.

Dining Kitchen 9'7 x 14'6 (2.92m x 4.42m)




With a range of fitted wall and base units, complementary work surfaces and tiled splash backs. 4 ring gas hob with extractor over and electric fan oven below and stainless steel sink/drainer. Plumbing for automatic fridge/freezer and dish washer, vinyl flooring, central heating radiator, space for family dining and uPVC window and French doors to rear garden.

First Floor Landing



Stairs from lounge to first floor landing with carpeted flooring and loft access hatch.

Bedroom One 12'11 x 8'2 (3.94m x 2.49m)




uPVC window to front aspect, carpeted flooring and central heating radiator.

Bedroom Two 9'8 x 8'2 (2.95m x 2.49m)




uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three 8'2 x 6'2 (2.49m x 1.88m)



uPVC window to front aspect, carpeted flooring and central heating radiator.

Bathroom





Bath with mixer shower over, low flush wc and hand wash basin. Vinyl flooring, part tiled walls, central heating radiator and uPVC window to rear aspect.

Outside





To the front of the property is a lawned garden and gravelled driveway leading to the side garage. Gate access leads to the spacious rear garden with open outlook which is laid mainly to lawn with patio seating area, mature trees and fencing to perimeters.

Garage
The single garage has up and over door and full electric supply with rear door into garden.

Tenure
The property is Freehold

Council Tax
Council Tax band C
Kingston upon Hull City Council

EPC
EPC rating C

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/Tile
Conservation Area - No
Flood Risk - High
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - None specific to the property

Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the

particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

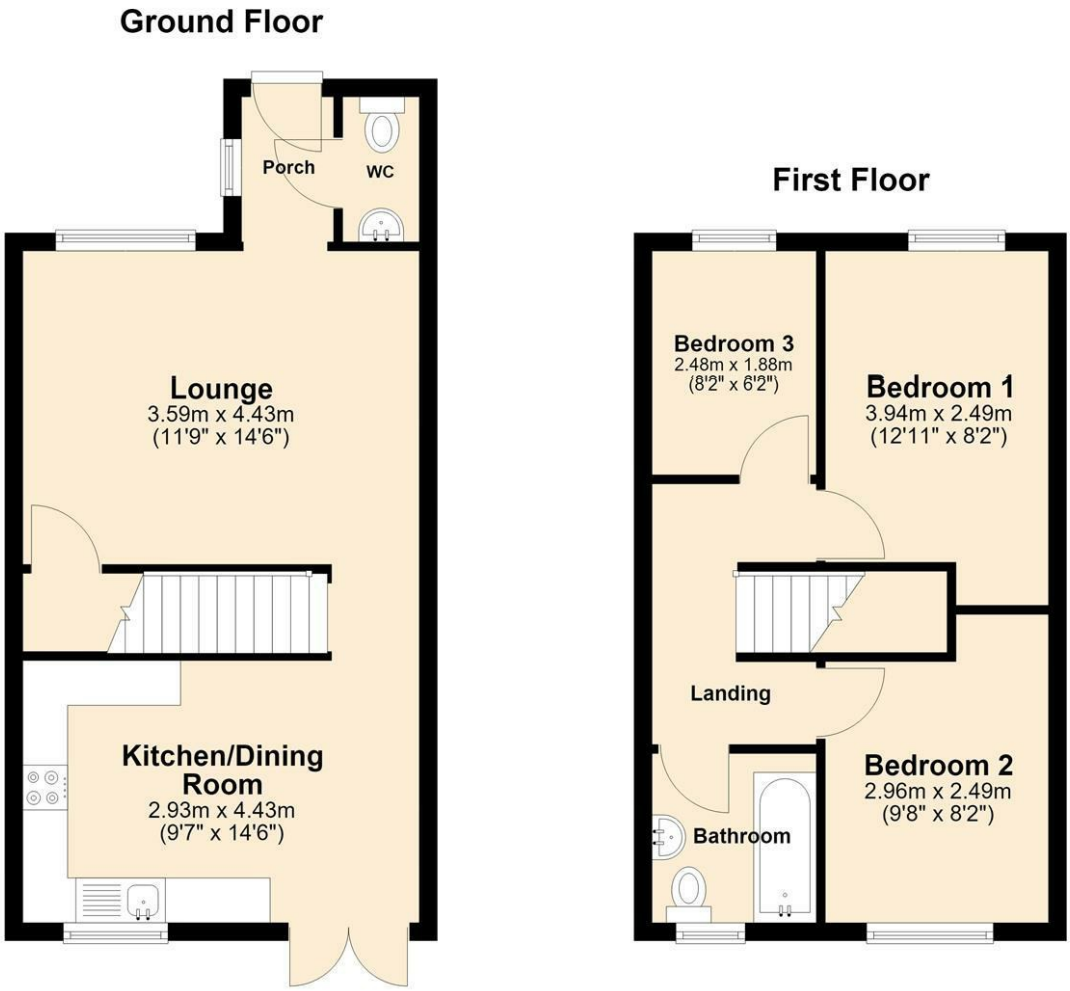
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Offering on a property

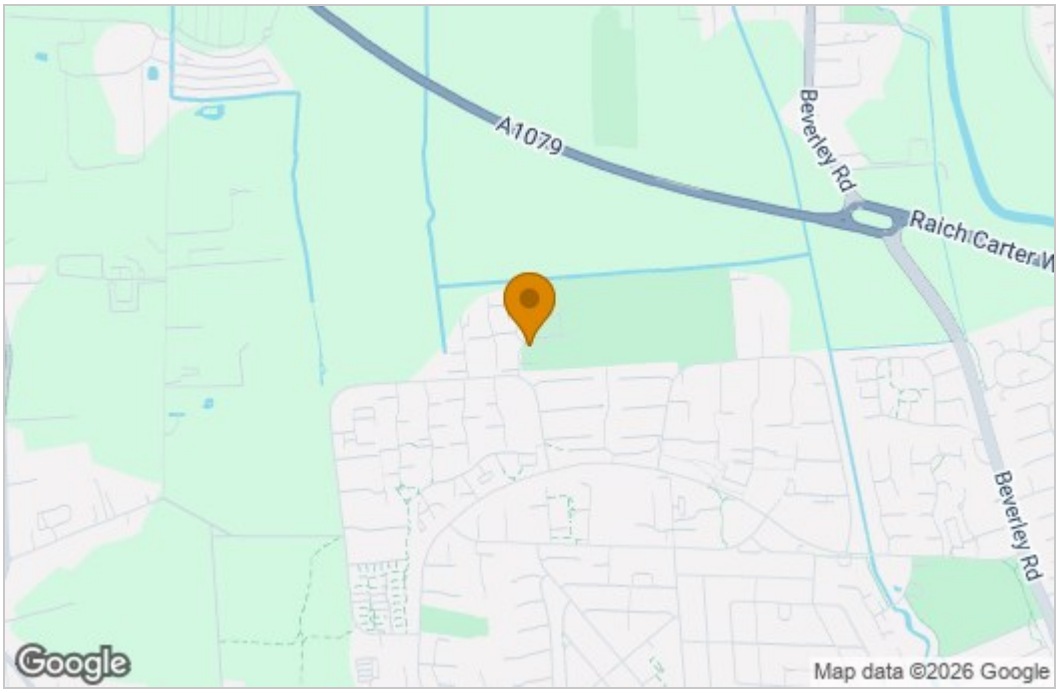
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

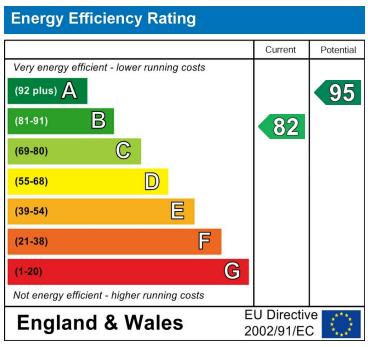
Floor Plan

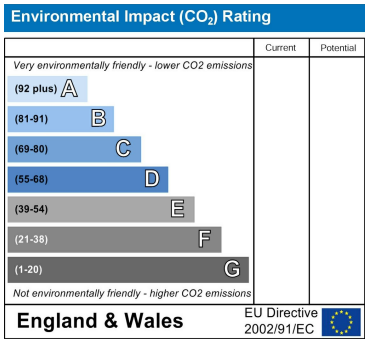


Area Map



Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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