

Whitakers

Estate Agents



182 Leads Road, Hull, HU7 0DF

Asking Price £115,000

We are pleased to offer to the market this three bedroom mid terrace property offered with no chain involved. The property briefly comprises : entrance hall, lounge, dining room, kitchen and utility to the ground floor. To the first floor are three bedrooms and a bathroom leading up to a boarded loft room. Gardens to front and rear with a single detached garage.

Being ideal for first time buyers, families and investors alike, the property offers well proportioned family accommodation and affords an outstanding opportunity for a discerning buyer to put their own stamp/upgrade on a property in a sought after area.

Also benefitting from front and rear gardens and a detached garage together with UPVC double glazing and gas central heating, early viewing is recommended!

The Accommodation Comprises

Entrance Hall

UPVC door, Laminate flooring, carpet to the stairs leading to;

Lounge 14'9" x 12'1" (4.52 x 3.69)



Spacious Lounge, UPVC windows to front aspect, radiator and carpeted flooring leading to;

Dining Room 9'10" x 15'3" (3.00 x 4.65)



Understairs storage cupboard, radiator, the carpet continues through, leading into;

Kitchen 9'8" x 14'6" (2.96 x 4.42)



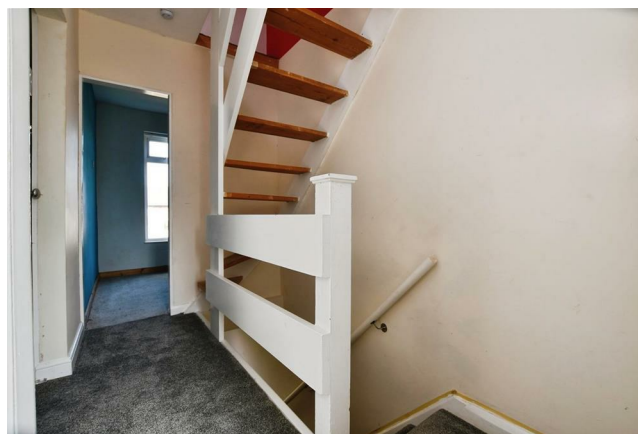
Fitted floor, wall and base units with black laminate worktops, stainless steel sinks and mixer tap. UPVC window, four ring gas hob, electric oven with double doors leading into;

Utility Room 7'0" x 14'4" (2.15 x 4.38)



Wooden flooring, UPVC windows and door, black laminate work tops with plumbing for an automatic washing machine.

Landing



Carpeted with fitted stairs leading to the loft room.

Bedroom One 14'10" x 9'3" (4.54 x 2.84)



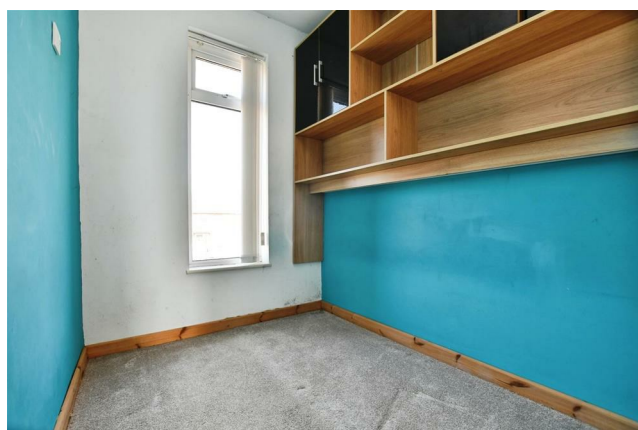
UPVC windows fitted to the front aspect, carpet flooring and radiator.

Bedroom Two 9'11" x 9'4" (3.04 x 2.87)



UPVC window fitted to rear aspect, laminate flooring, radiator and fitted storage shelves.

Bedroom Three 7'1" x 5'6" (2.16 x 1.69)



UPVC window fitted to the front aspect, carpeted flooring and storage units fitted.

Bathroom



A contemporary suite in white to comprise panelled bath, wash hand basin with a low level wc. There is a plumbed waterfall shower unit fitted above the bath and a radiator.

Loft Area 9'9" x 14'0" (2.98 x 4.28)



Fitted stairs from the landing leading to the loft room, carpet flooring, storage space with a "velux" window.

Gardens



To the front of the property is a garden laid to decorative aggregates and to the rear a garden with a decking seating area. The garden then extends further beyond a tenfoot enabling the garage to be used for off-street parking.

Garage

Concrete sectional build, with up and over vehicular door with further access through a side personnel door, accessible via the tenfoot.

Tenure

This property is Freehold.

Council Tax

Council Tax Band B

EPC

EPC rating E

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 -

Conservation Area -

Flood Risk - No

Mobile Coverage/Signal - EE Vodafone Three O2

Broadband - Basic 7 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

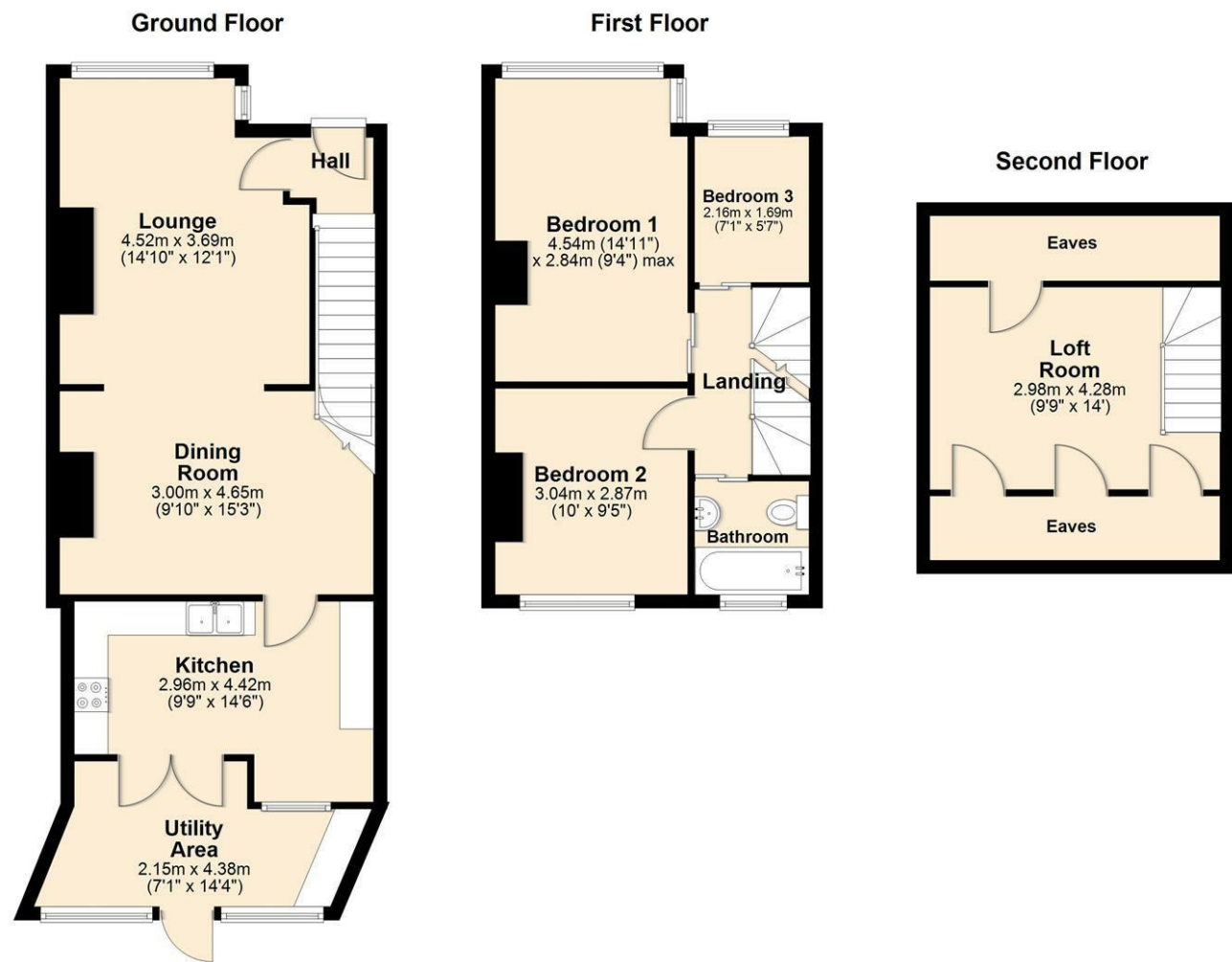
Coalfield or Mining Area - No

Planning - No

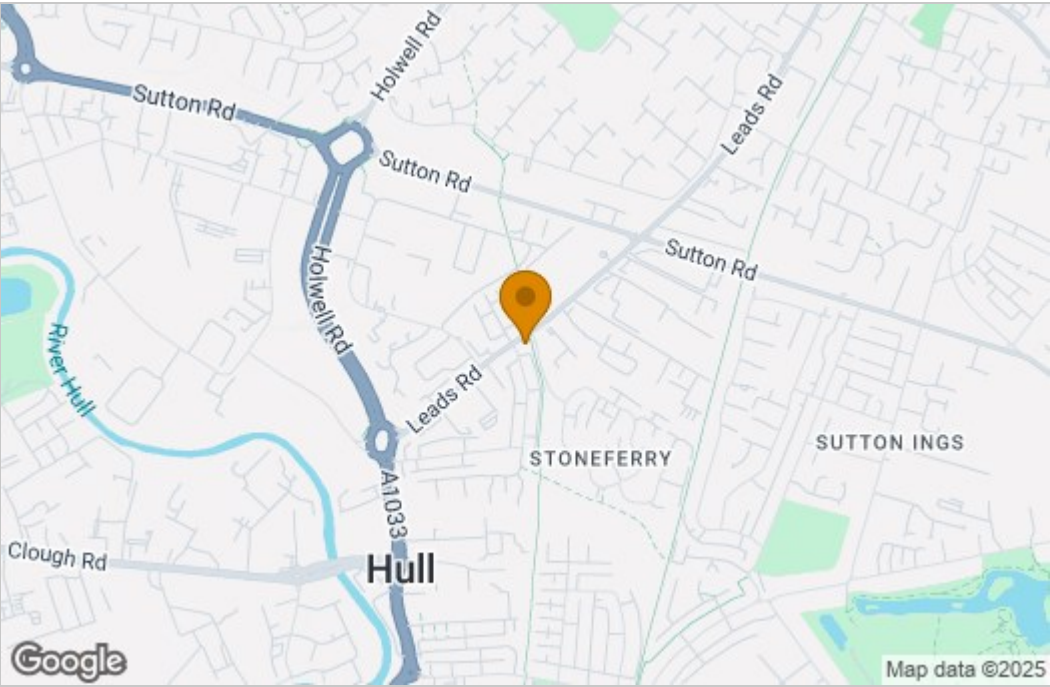
Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

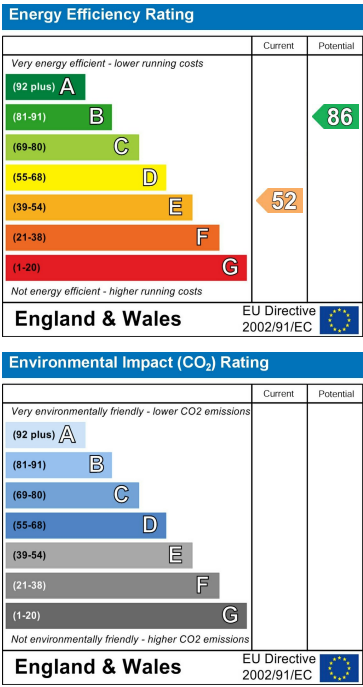
Floor Plan



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.