

3 Bedroom Semi Detached House

Leicester Street, Hull, HU3 1TA

£165,000



- SPACIOUS HOME ARRANGED TO 3 FLOORS • 3 BEDROOMS PLUS BOARDED LOFT • MODERN KITCHEN • SPACIOUS LOUNGE • OFF ROAD PARKING • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM





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This is a perfect opportunity to acquire a very spacious property which is arranged to 3 floors.

The accommodation briefly comprises of a spacious lounge, modern fitted breakfast kitchen with space for informal dining.

To the first floor there are 3 aesthetically, pleasing bedrooms and a shower room with a 3-piece suite with modern sanitary ware and a walk-in shower enclosure. A fixed staircase leads to a spacious boarded loft- this is a versatile area ideal for use as a hobbies space, Home Office or computer study area.

Outside to the rear the garden is mainly laid to lawn with a patio/seating area inset. The front garden has been laid for ease of maintenance and further to create an off-road private drive or hard standing area.

Additionally, this deceptively spacious property has a gas central heating system and double glazing.

Potential purchasers should not hesitate to view this deceptively spacious property!

Location

The property is perfectly placed close to Hull city centre with all of the amenities Hull has to offer. There are busy shopping precincts with independent traders and well-known High Street stores and supermarkets. The Paragon road and rail Interchange is just minutes away from the property. Hull Royal Infirmary is also easily accessed and just a short commute from Leicester Street.

As one would expect within the town centre there is a health centre, post office, banks and a library. For those who enjoy leisure time with friends and family, there are many interesting public houses, restaurants and cafe bars, together with cinemas, the Hull truck theatre, Hull new theatre and the Hull marina that is visited widely with a fantastic choice of popular eateries.

Property Description

Ground Floor

Entrance - Double glazed front entrance door with a side screen window, looking out over the front garden area.

A further double glazed window, looking out over the private drive.

Staircase off to the first floor.

Radiator.

High gloss laminate flooring.

Lounge - 15' 10" x 11' 9" (4.85m x 3.59m) Extremes to extremes.

Double glazed casement window with aspect over the front garden area.

Built-in cupboard.

Under stairs cupboard.

Radiator.

Laminate flooring.

Dining Kitchen - 15' 1" x 10' 7" (4.62m x 3.23m) Extremes to extremes.

Double glazed windows with aspect over the rear garden area.

Range of base, drawer and wall mounted units.

Coordinating work surface housing a single drainer sink unit with a tiled splash back surround.

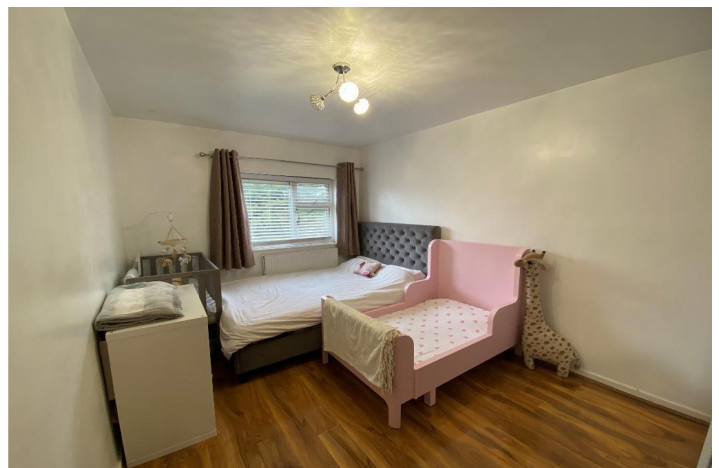
Space for cooker.

Plumbing for automatic washing machine.

Space for American style fridge/freezer.

Radiator.

Coordinating tiled flooring.



Double glazed rear entrance door.

First Floor

Landing - Double glazed window with aspect over the side elevation.

Fixed staircase to a boarded loft space.

Bedroom One - 13' 6" x 8' 8" (4.12m x 2.66m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Radiator.

Laminate flooring.



Bedroom Two - 13' 0" x 7' 1" (3.97m x 2.16m) Extremes to extremes plus door access.

Double glazed window with aspect over the front garden area.

Radiator.

Laminate flooring.



Bedroom Three - 6' 9" x 7' 10" (2.08m x 2.39m) Extremes plus door access to extremes.

Double glazed window with aspect over the front garden area.

Radiator.

Laminate flooring.



Bathroom - 3-piece suite comprising of a walk-in shower enclosure with chrome effect flexi shower and rainwater showerhead, vanity wash hand basin with storage space beneath and low flush W.C. all with a contrasting tiled surround.

Double glazed opaque window.

Paneled ceiling.

Recessed downlighting.

Chrome fittings to the sanitary ware.

Chrome effect upright towel rail/radiator.

Coordinating high gloss ceramic tiled flooring.



Second Floor

Boarded Loft Space - 15' 1" x 8' 6" (4.62m x 2.6m)

Extremes to extremes.

Fitted skylight window.

Storage space to the eaves.

Laminate flooring.

Exterior

Rear Garden - Outside to the rear is a paved patio/seating area. The garden is mainly laid to lawn with flower and shrub borders.

The garden is enclosed with a high-level timber

perimeter and boundary fence.

External water supply.

External lighting.

There is also a timber feature pergola within the garden.

Council tax band: B

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 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 to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 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. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.





Total area: approx. 89.4 sq. metres (961.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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