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38 Ullswater Drive, Hull, East Yorkshire, HU8 0JZ

- Well Presented Semi Detached House
- Located Off Gillshill Road
- Front Facing Lounge
- Three Bedrooms (two with wardrobes)
- Gardens with Parking and Garage
- Early Viewing Essential
- Entrance Hall
- Dining Kitchen
- New Bathroom Suite
- No Forward Chain

Offers In The Region Of £170,000



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38 Ullswater Drive, Hull, East Yorkshire, HU8 0JZ

Well presented three bedroom semi detached house. Located off Gillshill Road, the property is well placed for access to local schooling. An early viewing is essential to appreciate this lovely home. The accommodation has been improved with a modern white bathroom suite. Entrance hall, lounge, dining kitchen, first floor landing, three bedrooms (two with wardrobes) and a white bathroom suite with shower over the bath. Tucked away in the corner of the cul de sac with garden areas to the front and rear, with road parking and a single garage. Gas central heating system and double glazing. Viewing via Leonards please.

Location

Located off Gillshill Road, the property is well placed for local schooling with the Cavendish Primary School being nearby with views from bedroom two of the school playing field. A host of amenities including East Park, the Woodford Leisure centre and shopping along Holderness Road are all within a short travelling distance.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation, radiator and wooden effect flooring.

Lounge

14'2" max x 14'9" max (4.321m max x 4.505m max)

Window to the front elevation, fire surround (fire not connected) radiator and large under stairs storage cupboard.

Dining Kitchen

17'6" x 7'7" (5.337m x 2.328m)

Fitted with a modern range of base and wall units, work surfaces with single drainer sink unit. Space for slot in cooker with hood over, space for washing machine and upright fridge/freezer. Two windows to the rear elevation with rear entrance door, wall mounted gas fired central heating boiler and radiator. The kitchen area has part tiled walls and there is a wooden effect floor covering to the room.

First Floor Landing

Window to the side elevation, access to roof and cylinder cupboard.

Bedroom One

8'0" into bed recess x 13'1" (2.458m into bed recess x 4.002m)

Window to the front elevation, radiator and wardrobes with bed recess and top cupboards.

Bedroom Two

8'5" to wardrobes x 9'4" (2.586m to wardrobes x 2.867m)

Window to the rear elevation with views over Cavendish Primary School playing fields to the rear, wardrobes and radiator.

Bedroom Three

5'10" x 9'9" + recess (1.790m x 2.975m + recess)

Window to the front elevation, radiator and recess area with open plan storage.

Bathroom

6'9" x 5'4" (2.080m x 1.651m)

Fitted with a new modern white suite of panelled bath with mains plumbed shower over bath with screen, pedestal wash hand basin and WC. Part tiled walls, towel rail radiator, window to the rear elevation and tiled effect flooring.

Outside

The property occupies a pleasant tucked away corner of the cul de sac. There are garden areas to the front and rear which are predominantly laid to lawn with flower and shrub beds. There is off road parking to the front with access to the single garage.

Garage

8'1" x 17'0" (2.486m x 5.197m)

With up and over door.



Energy Performance Certificate

The current energy rating on the property is C (69).

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 procurement fee they receive.

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number 00190372003809. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Services

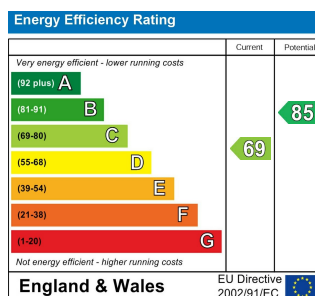
The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.





Money Laundering Regulations 2003 & Immigration Act 2014: 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. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.