



81 Lindengate Avenue, Hull, East Yorkshire, HU7 0EA

- Three Bedroom Semi Detached House
- Front Facing Lounge
- Three Bedrooms (two with wardrobes)
- Enclosed Rear Garden Area
- House Double Glazing
- Off Road Parking and Single Garage
- Dining Kitchen
- En Suite Shower Room and Family Bathroom
- Gas Fired Central Heating System
- Viewing via Leonards

Offers In The Region Of £190,000



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 RICS

81 Lindengate Avenue, Hull, East Yorkshire, HU7 0EA

Three bedroom semi detached family house, recommended for viewing to fully appreciate this lovely home. The accommodation is arranged on two floors and comprises:- Entrance hall with stairs off, front facing lounge, dining kitchen, first floor, three bedrooms, En suite shower room and a family bathroom. Off road parking with driveway access to the single garage and an enclosed rear garden area. Gas fired central heating system and house double glazing. Viewing via Leonards.

Location

Situated off Lindengate Way and Leads Road. The area is served by good road links, public transport services, and schooling within a short commute.

Entrance Hall

Main side entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation and access into the ground floor rooms off.



Lounge

15'7" x 9'8" extends to 12'11" into recess (4.773m x 2.947m extends to 3.955m into recess)

Window to the front elevation, radiator and wooden effect flooring.

Dining Kitchen

15'7" into recess x 11'0" (4.769m into recess x 3.362m)

Fitted with a range of base and wall units with contrasting work surfaces over with single drainer sink unit. Appliances of electric oven with gas hob and hood over.

Space for fridge/freezer and washing machine. Wall mounted gas fired central heating boiler, radiator and windows to the side and rear elevations with access door to the rear.



First Floor Landing

Access to roof void, radiator and cylinder cupboard.

Bedroom One

10'5" x 9'9" (3.187m x 2.975m)

Two windows to the front elevation, radiator and range of wardrobes.

En Suite Shower Room

5'0" x 6'5" (1.531m x 1.967m)

Suite of shower cubicle (shower not in use and requires attention/replacement), wash hand basin and WC. Part tiled and panelled walls and radiator.



Bedroom Two

8'10" x 7'10" (2.694m x 2.392m)

Window to the rear elevation, radiator and wardrobe.

Bedroom Three

6'6" x 7'10" (1.995m x 2.394m)

Window to the rear elevation and radiator.



Bathroom

5'7" x 6'1" (1.711m x 1.875m)

Fitted with a three piece suite of bath with shower attachment to the taps, wash hand basin and WC. Part tiled walls, window to the side elevation.



Outside

The property has off road parking to the front and side with access to the single garage. The rear garden area is enclosed.

Garage

8'4" x 16'10" (2.543m x 5.138m)

With up and over door, light, power, side personal door and side single glazed window.

Energy Performance Certificate

The current energy rating on the property is D (67).

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Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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 00190091008104. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

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 pro curement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

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>

Tenure

The tenure of this property is Freehold.

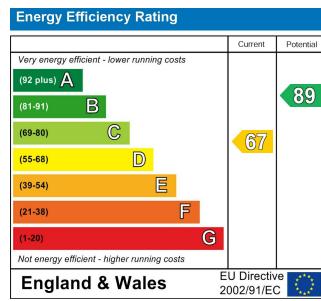
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

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.





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