



## 47 Ellesmere Avenue, Hull, HU8 9BS

- Deceptive Three Bedroom Semi Detached Family House
- Entrance Hall with Stairs off
- Dining Area with Access to Kitchen
- Three First Floor Bedrooms and Shower Room
- Off Road Parking and Garage
- Offered For Sale with No Forward Chain
- Generous Size Lounge Area
- Pantry Area and Ground Floor WC
- Useful Boarded Out Loft Space
- Generous Size Rear Garden Area

**Offers In The Region Of £199,950**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: [info@leonards-property.co.uk](mailto:info@leonards-property.co.uk)

Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: [brough@leonards-property.co.uk](mailto:brough@leonards-property.co.uk)

# 47 Ellesmere Avenue, Hull, HU8 9BS

Welcome to this charming semi-detached house located on Ellesmere Avenue in Hull. This delightful property offers a perfect blend of comfort and practicality, making it an ideal family home. As you enter, you are greeted by two reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a formal dining space. The house boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The property features a well-appointed Shower room, designed for both convenience and comfort. One of the standout features of this home is the generous size rear garden area. This is a rare find in the area and adds to the overall appeal of the property. Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. In summary, this semi-detached house on Ellesmere Avenue presents a wonderful opportunity for those seeking a comfortable and spacious home in Hull. With its ample living space, three bedrooms, and convenient parking, it is sure to meet the needs of modern living. Do not miss the chance to make this lovely property your own.

## Location

Located on Ellesmere Avenue which stands off Holderness Road, the property is well placed for a host of local amenities nearby.

## Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Under stairs cupboard with gas fired central heating boiler.

## Lounge Area

11'11" x 10'11" + 15'0" x 11'5" (3.649m x 3.332m + 4.576m x 3.496m)

Window to the front elevation. Coal effect fire. Two radiators. Access into:

## Dining Area

9'0" x 13'3" (2.765m x 4.060m)

Patio door to the rear garden area. Part panelled walls. Open plan access into:

## Kitchen Area

9'0" x 10'5" (2.759m x 3.197m)

Fitted with a range of base and wall units, work surfaces with sink unit. Appliances of oven and hob. Space for washing machine and fridge/freezer. Window to the side elevation. Radiator.

## Cloakroom WC

Suite of WC. Part tiled walls. Window to the rear elevation. Folding door.

## First Floor Landing

Access to all rooms off.

## Bedroom One

9'10" x 10'10" (3.004m x 3.319m)

Window to the front elevation. Range of wardrobes. Radiator.

## Bedroom Two

7'2" x 11'5" (2.189m x 3.497m)

Window to the rear elevation. Range of wardrobes. Radiator. Ladder access to loft space.

## Bedroom Three

9'0" x 8'3" (2.759m x 2.522m)

Window to the rear elevation. Wardrobes/cupboards. Radiator.

## Shower Room

5'10" x 5'9" (1.782m x 1.772m)

Suite of shower cubicle with mains shower. Vanity unit with wash hand basin. WC. Window to the front elevation. Panelled walls. Towel rail type radiator. Extractor fan.

## Loft Space

11'3" x 10'10" (3.432m x 3.319m)

Useful loft space with roof light window.



View all our properties at.....

OnTheMarket.com

**LEONARDS**

SINCE 1884

## Outside

The property has garden areas to the front and rear. A side driveway provides off road parking and access to the single garage. A real feature of this property is the super rear garden. Laid mainly to lawn with feature garden pond. Paved patio area. Enclosed boundaries and useful garden shed at the far end of the garden.

## Energy Performance Certificate

The current energy rating on the property is pending.

## 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 0023036000470B. 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 procurement fee they receive.

## 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

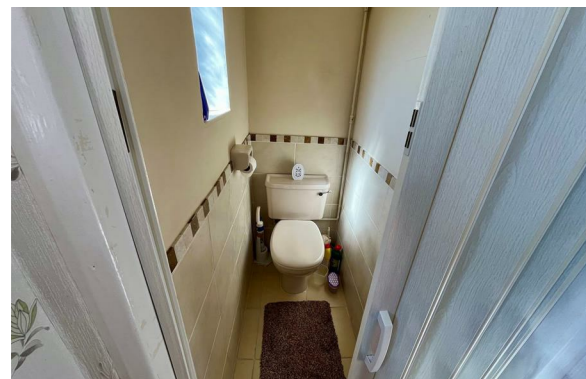
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling 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.


## Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

## Tenure

The tenure of this property is Freehold.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

View all our properties at.....



**LEONARDS**

SINCE 1884