



## 336 Southcoates Lane, Hull, East Yorkshire, HU9 3TR

- Deceptive Three Bedroom Detached Family House
- Rear Garage and Versatile Games/Bar Room
- Entrance Porch with Hallway
- Open Plan Kitchen Dining Area with Cloaks/WC
- Gas Fired Central Heating System
- Off Road Parking for Several Vehicles
- Early Viewing Recommended to Appreciate this Super Property
- Front Facing Lounge
- Three First Floor Bedrooms and Modern White Bathroom Suite
- Double Glazing

**Offers In The Region Of £225,000**



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# 336 Southcoates Lane, Hull, East Yorkshire, HU9 3TR

Nestled on Southcoates Lane in Hull, this charming detached house presents an excellent opportunity for families and individuals alike. With three bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the generous parking space, accommodating several vehicles, which is a rare find in the area. This is particularly advantageous for families with multiple cars or for those who enjoy hosting visitors.

The location on Southcoates Lane is well placed for local amenities, schooling and transport links within easy reach. This home is perfect for those seeking to be well connected to the vibrant life of Hull.

In summary, this detached house on Southcoates Lane is a fantastic opportunity for anyone looking for a spacious and versatile home in a convenient location. With its ample parking and comfortable living spaces, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your own.

## Location

Southcoates Lane is conveniently located for local shops, schools and public transportation and is a short distance from Holderness Road shopping facilities. Leisure facilities are available at Hull East Park and Woodford Leisure Centre.

## Entrance Lobby

Main front entrance door provides access into the property. Inner door leads into:

## Hallway

Stairs lead off to the first floor accommodation with under stairs cupboard. Window to the side elevation. Radiator.

## Lounge

11'7" to back of chimney breast x 16'3" into bay (3.533m to back of chimney breast x 4.969m into bay)

A lovely double aspect room with bay window to the front elevation and two windows to the side. Feature inset fireplace. Radiator.

## Dining Area

10'8" to back of chimney breast x 14'11" into bay (3.276m to back of chimney breast x 4.558m into bay)

French doors open onto the rear and two windows to the side elevation. Radiator. Wooden effect flooring. Open plan access into:

## Kitchen

5'0" x 19'3" (1.532m x 5.870m)

A galley style kitchen which is fitted with a range of base and wall units, contrasting work surfaces with single drainer sink unit. Space for range style cooker with hood over. Space for additional appliances of washing machine and fridge/freezer. Window to the side elevation. Cloaks cupboard. Rear entrance door. Wooden effect flooring and radiator.

## Cloakroom WC

Suite of WC and wash hand basin. Tiling to the walls and floor. Window to the rear elevation.

## First Floor Landing

Loft ladder access to part boarded loft space with light. Access doors to all rooms off.

## Bedroom One

10'10" to back of chimney breast x 16'3" into bay (3.318m to back of chimney breast x 4.970m into bay)

Bay window to the front elevation and window to the side. Hanging rails. Radiator.

## Bedroom Two

10'10" to back of chimney breast x 12'10" (3.303m to back of chimney breast x 3.931m)

Windows to the side and rear elevations. Radiator.

## Bedroom Three

6'0" x 8'7" (1.850m x 2.620m)

Window to the front elevation and radiator.



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## Bathroom

6'1" x 8'6" (1.866m x 2.610m)

Containing a white suite of bath with mains shower over withy screen. Wash hand basin and WC. Towel rail radiator, part tiled walls and tiled floor. Window to the side elevation. Wall mounted gas fired central heating boiler.

## Outside

There is off road parking available to the front with side gated access to the driveway and rear garden area. With off road parking for several vehicles this is a rare find in this locality. The rear garden is designed for low maintenance with an artificial grassed area and a patio area.

## Garage

10'4" x 22'7" (3.162m x 6.898m)

With electric roller door, side electric personal roller door to the games/bar area. Light, power and pit.

## Games and Bar Area

12'7" x 12'2" + 15'10" x 11'10" + entrance (3.847m x 3.728m + 4.833m x 3.607m + entrance)

A versatile space which is presently used as a bar and games room area. With light, power, windows and access doors. There is a part boarded loft space above which could be used for additional storage.



## Energy Performance Certificate

The current energy rating on the property is C (73).

## 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 00220140033608. 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 procuration 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>



## Tenure

The tenure of this property is Freehold.

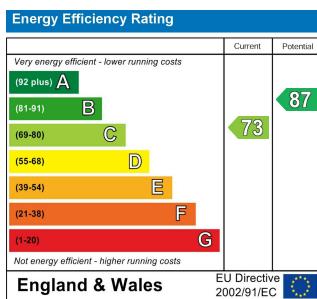
## Viewings

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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