



## 23 Weardale, Sutton Park, Hull, HU7 6DJ

- Well Presented and Extended Semi Detached Family House
- Early Viewing Essential to Appreciate the Space Provided
- Lounge with access to Open Plan Kitchen Diner
- Low Maintenance Garden Areas
- Gas Fired Central Heating System and Double Glazing
- Fabulous Ground Floor Rear Extension
- Entrance Porch with access to Hallway
- Three First Floor Bedrooms and Bathroom
- Off Road Parking with Access to Integral Garage
- Sutton Park Location

**Offers In The Region Of £179,950**



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)



# 23 Weardale, Sutton Park, Hull, HU7 6DJ

A well presented and deceptive three bedroom semi detached family house. Having a fabulous GROUND FLOOR REAR EXTENSION this super home is a real must see property. Enter into a front porch there is a second door to the hallway which has stairs off to the first floor. There is a delightful lounge area with fire surround with inset fire. At the rear of the house can be found the well proportioned open plan kitchen diner which provides space and a well fitted kitchen area. To the first floor are the three bedrooms and a bathroom with shower over the bath. Low maintenance garden areas with off road parking and integral garage. Gas fired central heating system and double glazing. Viewing via Leonards.

## Location

Weardale is a popular residential location off Waterdale and Ennerdale, East Hull, in the sought after location of Sutton Park which benefits from an array of local amenities which include local shopping facilities and Kingswood Retail park just a short drive away. There are road and transport links into the Hull City Centre and surrounding areas.

## Entrance Porch

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

## Entrance Hall

Stairs lead off to the first floor accommodation. Wooden style flooring. Radiator.

## Lounge

6'11" x 8'11" + 9'3" x 14'8" (2.110m x 2.723m + 2.832m x 4.484m)

With fire surround with inset fire. Radiator. Wooden style flooring. Window to the side elevation. Access into:

## Dining Area

7'10" x 16'3" (2.393m x 4.968m)

A well proportioned space which is open plan to the kitchen. Patio door to the rear elevation provides access to the outside. Wooden style flooring. Radiator.

## Kitchen Area

7'1" x 21'9" (2.169m x 6.639m)

Fitted with a generous range of base and wall units with work surfaces. Appliances of gas oven and hob with hood over, fridge/freezer and washing machine. Gas fired central heating boiler. Windows to the side and rear elevations with side entrance door. Part tiled walls and tiled flooring.

## First Floor Landing

Access to roof void. Doors to all rooms off.

## Bedroom One

7'7" to wardrobes x 12'8" (2.326m to wardrobes x 3.878m)

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

## Bedroom Two

9'4" x 11'8" (2.850m x 3.561m)

Window to the rear elevation. Cupboards/wardrobes. Radiator.

## Bedroom Three

6'7" x 9'8" (2.018m x 2.955m)

Window to the front elevation. Wooden effect flooring. Radiator.

## Bathroom

6'4" x 8'8" (1.938m x 2.660m)

Suite of bath with electric shower over with screen, wash hand basin and WC. Window to the front elevation. Tiled walls. Radiator.

## Outside

The property occupies a pleasant position with low maintenance areas. To the front there is a block set off road parking area with side pedestrian access to the rear. The rear is also mainly block set for ease of maintenance.



### Garage

8'9" extends to 9'4" x 15'11" (2.684m extends to 2.859m x 4.872m)

With up and over door, light and power.

### 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 B for Council Tax purposes. Local Authority Reference Number 0028002300230A. 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.



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.