

# LEONARDS

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## 16 Houston Drive, Hull, East Yorkshire, HU5 1NJ

- Well Presented Three Bedroom Semi Detached House
- Located off Ryde Avenue close to Beverley Road
- Front Facing Lounge
- Conservatory
- Side Driveway with Parking
- Super Family Home with Conservatory Addition
- Entrance Hall with Stairs off
- Dining Kitchen
- Three Bedrooms with Modern Bathroom
- Garden Areas to Front and Rear

**Offers In The Region Of £150,000**



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# 16 Houston Drive, Hull, East Yorkshire, HU5 1NJ

Nestled on the charming Houston Drive in Hull, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. With three bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying family time.

The house features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the property boasts off road parking space, a valuable asset in today's busy world.

This home is ideally situated in a pleasant neighbourhood, making it perfect for those seeking a community feel while still being close to local amenities. With its appealing layout and practical features, this semi-detached house on Houston Drive is a wonderful place to call home. Don't miss the chance to make it yours.

## Location

Located off Ryde Avenue which in turn lies close to Beverley Road. The area is well served by a host of local amenities and shops. The nearby Newland area has amenities including Post Office, Bank, convenience shops and eating facilities. Hull University is within a short commute along Cottingham Road and via Princes Avenue there is access to Pearson Park. The city centre is also within a short drive and offers an extensive range of shopping, transport and leisure facilities.

## Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Radiator. Window to the side elevation.

## Lounge

11'9" x 16'5" (3.584m x 5.007m)

Window to the front elevation, radiator, under stairs cupboard. Access into:

## Dining Kitchen

15'0" x 8'6" (4.585m x 2.610m)

Fitted with a range of base and wall units with gas fired central heating boiler, contrasting work surfaces with single drainer unit. Appliances of electric oven with gas hob and hood over. Space for washing machine and fridge/freezer. Window to the rear elevation and French doors to the conservatory. Wooden effect flooring. Radiator.

## Conservatory

8'3" x 11'3" (2.522m x 3.452m)

A fabulous addition to the property with wooden effect flooring. French doors open onto the rear garden area.

## First Floor Landing

Airing cupboard with tank. Access to roof void with ladder and some boarding. Window to the side elevation.

## Bedroom One

8'2" x 14'0" (2.510m x 4.276m)

Window to the front elevation and radiator.

## Bedroom Two

8'3" x 11'1" (2.520m x 3.399m)

Window to the rear elevation and radiator.

## Bedroom Three

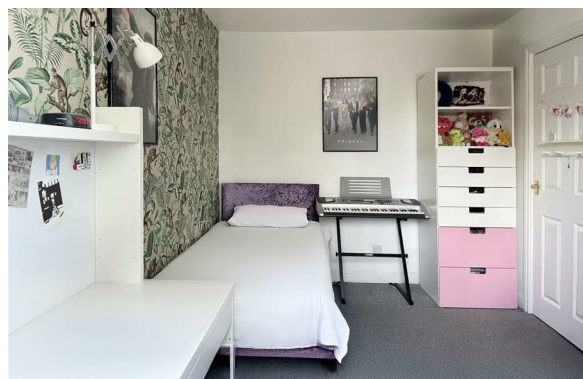
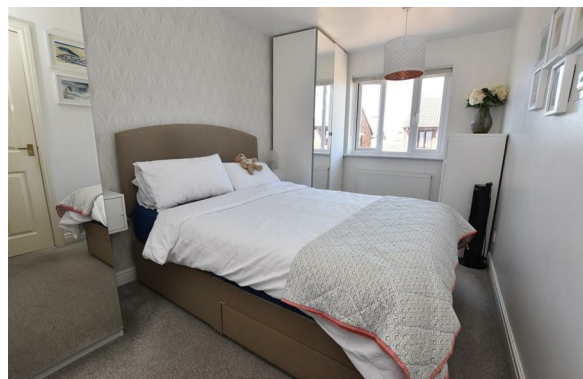
6'5" x 9'8" (1.976m x 2.967m)

Window to the front elevation, radiator and bulkhead for the stairs.

## Bathroom

6'5" x 5'6" (1.958m x 1.691m)

Fitted with a modern three piece suite of bath with electric shower over, wash hand basin and WC. Window to the rear elevation. Radiator. Part tiled walls. Wall cupboard and extractor fan.



### Outside

The property has a stoned/pebbled front garden area. A side driveway provides off road parking and access the rear. The enclosed rear garden has grassed and seating areas. There is a useful garden shed.

### Energy Performance Certificate

The current energy rating on the property is D (68).

### 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 00180251001602. 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.

### Tenure

The tenure of this property is Freehold.

### Viewings

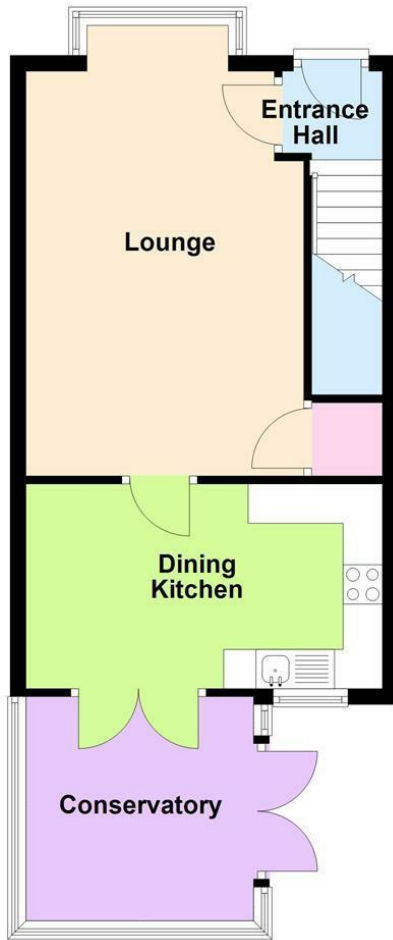
Strictly through the sole agents Leonards 01482 375212/01482 330777

### Free Sales Market Appraisal/Valuation

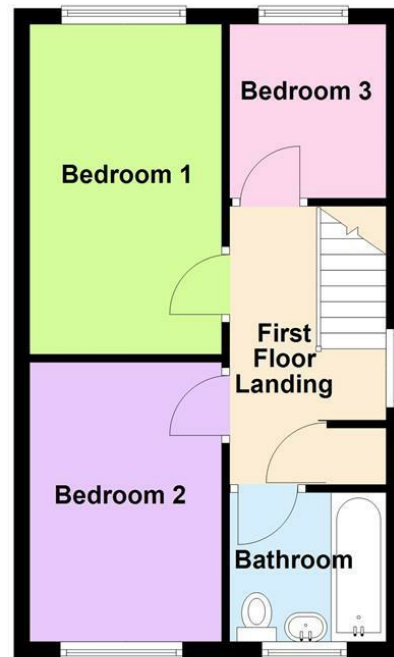
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling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



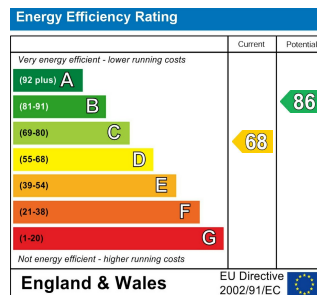
**Ground Floor**



**First Floor**



**16 Houston Drive, Hull**



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