



Lee Street, Hull, HU8 8NN

Guide Price £117,500

TWO DOUBLE BEDROOMS PLUS HUGE LOFT TO THIS SPACIOUS FAMILY HOME WITH A LARGE KITCHEN, OPEN PLAN LIVING AND OFFICE AREA - JUST LOOK AT THE PHOTOS & FLOORPLAN!!!





Summary: With central heating and UPVC double glazing, the property briefly comprises entrance hall, large through lounge/diner and contemporary kitchen with breakfast area, to the first floor landing with stairs leading to large loft area, two double bedrooms, bathroom and office area, forecourt to front and westerly facing garden to rear.

Location: Holderness Road offers a vast array of shopping facilities; public transportation and leisure facilities are available at East Park and the Woodford Leisure Centre.

Accommodation: The property is arranged on two floors and briefly comprises as follows:

Entrance Hall: With stairs leading to the first floor and solid wood flooring.

Large Through Lounge/Diner: With gas fire, feature surround, understairs cupboard and solid wood flooring.

Kitchen: With a matching range of contemporary base and eye level units, complementing work surfaces and splashbacks, integrated oven, hob and hood, sink unit, plumbing for automatic washing machine and dishwasher and breakfast area with French doors leading to the rear garden.

First Floor

Landing: With stairs leading to large loft area with Velux window and storage in the eaves.

Bedroom 1: Double. With fitted wardrobes.

Bedroom 2: Double.

Office Area:

Bathroom: With a three piece suite comprising pedestal wash hand basin, low level w.c. and panelled bath with shower over, tiles to splashbacks.



Outside: The front of the property has a forecourt. The rear of the property has a large westerly facing garden that proves quite a sun trap with shed and timber fencing to sides and rear plus pedestrian access.

Central Heating: The property has the benefit of central heating.

Double Glazing: The property has the benefit of UPVC double glazing.

Council Tax: Council Tax is payable to the Kingston Upon Hull City Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band A.*

Fixtures & Fittings: Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

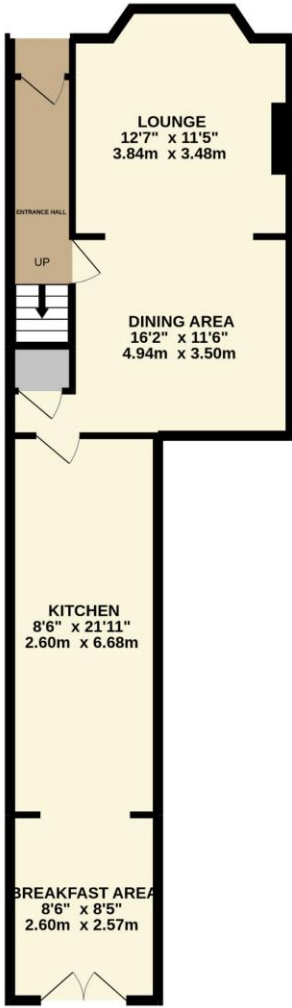
Disclaimer: *The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings: Strictly by appointment with the sole agents.

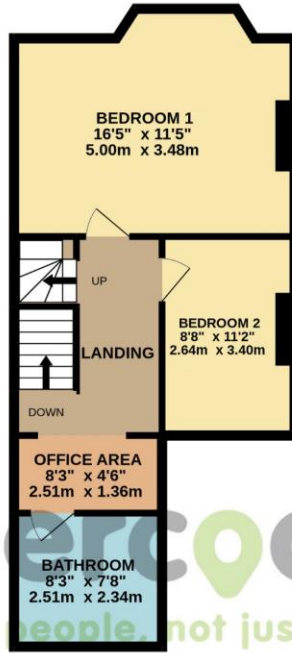
Mortgages: We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Holderness Road Office on 01482 320000 Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



2ND FLOOR
186 sq.ft. (17.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1324 sq.ft. (123.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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