

3 Bedroom Terraced House

Leonard Street, Hull, HU3 1SA

£139,950



• ATTENTION INVESTORS/BUILDERS ! • 2 FLATS - 1X1 BEDROOM & 1X2 BEDROOMS • CLOSE TO HULL ROYAL INFIRMARY • AND HULL CITY CENTRE • GAS CENTRAL HEATING SYSTEM • NO CHAIN INVOLVED





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This is a perfect opportunity to acquire a substantial property which is arranged to 3 floors with lovely views over a recreational green.

The internal accommodation is separated into two apartments.

The ground floor comprises of a large double bedroom, lounge, kitchen bathroom and rear courtyard garden- which is only accessed for the ground floor apartment.

To the first floor the apartment has a very spacious lounge, spacious dining, kitchen, separate utility laundry area, bathroom with a 3-piece suite and shower and to the second floor there are 2 double bedrooms.

Additionally, both apartments benefit from central heating systems and majority double glazing.

The property will be sold with tenants in situ or with vacant possession on completion.

Location

The property is close to Hull city centre with all of the amenities Hull has to offer.

The paragon Interchange has good road and rail connections creating easy access in and out of the city. There are popular well visited shopping precincts with High Street stores and supermarkets. There is also a post office, library, health centre and fitness centres close by together with the Hull Royal Infirmary, which is just around the corner along the neighbouring Anlaby Road.

There are schools and college nearby, and for those wishing to spend time with family and friends that are many while visited vibrant multicultural café bars nearby along the neighbouring Princes Avenue.

Property Description

Ground Floor

Entrance - Communal front entrance door which leads through to the entrance hall..

Entrance Hall - Further door leads through to a private entrance hall

Flat 1 - Private Entrance Hall - Under stairs storage space.
Radiator.

Flat 1 - Lounge - 13' 11" x 12' 7" (4.26m x 3.84m) Extremes to extremes.
Double glazed window.
Wall mounted stone pebble effect focal point fire.
Radiator.

Flat 1 - Bedroom - 13' 11" x 10' 7" (4.26m x 3.24m)
Extremes to extremes.
Double glazed window with aspect over the rear courtyard area.
Chimney breast with open display niche.
Radiator.

Flat 1 - Kitchen - 12' 11" x 9' 11" (3.96m x 3.04m)
Extremes to extremes.
Double glazed window with aspect over the rear courtyard area.
Range of matching base, drawer and wall mounted units. Roll edge laminate work surface housing hob, built in oven beneath and extractor fan over.
Further built in single drainer sink unit.
Plumbing for automatic washing machine.
Wall mounted gas central heating boiler.



Tiled splash back surround.
 Feature paneling to the walls.
 Space for fridge freezer.
 Radiator.
 Ceramic tiled flooring.

Flat 1- Rear Entrance Lobby - Double glazed rear entrance door.
 Matching side screen window adjacent.
 Radiator.
 Ceramic tiled flooring.

Flat 1 - Bathroom - White 3 piece suite comprising of pedestal wash hand basin, low flush W.C. and panel bath with shower over. Contrasting tiled surround.
 Extractor fan.
 Radiator.
 Ceramic tiled flooring.

Flat 2 - Entrance Hall - Private entrance door leads through to the flat.
 Staircase off to the first floor..

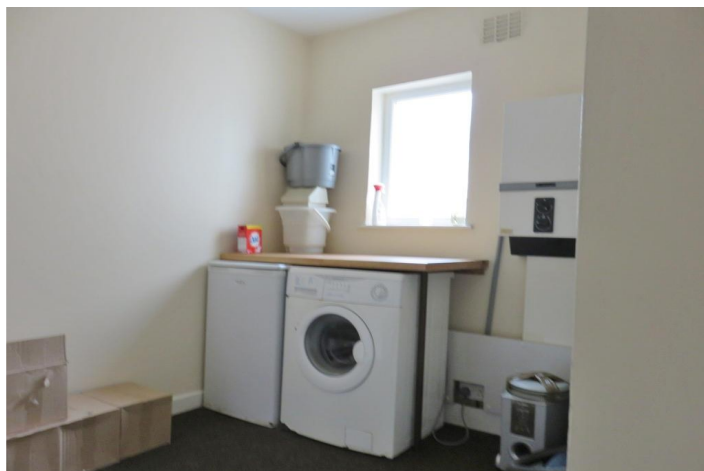
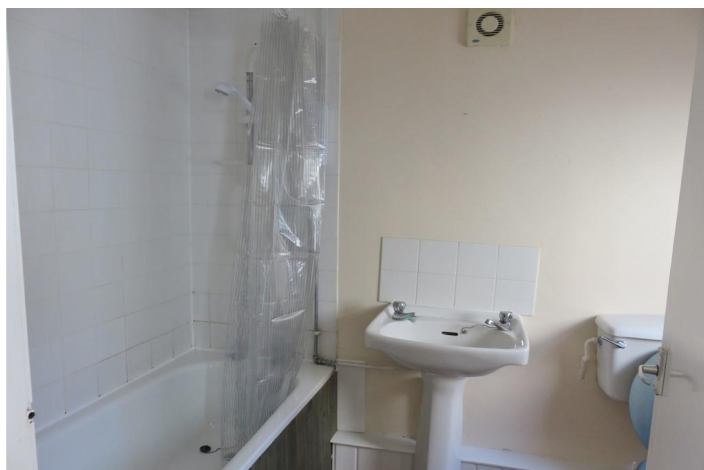
Flat 2 - Bathroom - White 3-piece suite comprising of panel bath, matching pedestal wash hand basin and low flush W.C.
 Electric shower over the bath with fixed perpex shower screen.
 Double glazed opaque window.
 Tiled splash back surround.

Flat 2 - Second Floor Landing - Glazed opaque skylight window.
 Spindle rail enclosure.

First Floor

Flat 2 - Lounge - 16' 6" x 12' 7" (5.03m x 3.84m) Extremes to extremes.
 Twin multi paned windows with aspect and vistas over a recreational green.
 Wall mounted gas fire.

Flat 2 - Kitchen - 13' 11" x 10' 8" (4.26m x 3.27m)
 Extremes to extremes.
 Double glazed window with aspect over the rear of the property.
 Range of matching base, drawer and wall mounted units with stainless steel handle detail.
 Roll edge laminate work surface housing single drainer sink unit.
 Space for cooker.
 Tiled splash back surround.



Radiator.
Laminate flooring.

Flat 2 - Utility Area - Plumbing for automatic washing machine.
Wall mounted hot water heater.
Double glazed opaque window.

Flat 2 - First Floor Landing - Staircase off to the second floor.

Second Floor

Flat 2 - Bedroom One - 15' 4" x 13' 8" (4.7m x 4.19m) Extremes to extremes.
Double glazed window with vistas over the recreational green.
Wall mounted heater.

Flat 2 - Bedroom Two - 13' 11" x 9' 8" (4.26m x 2.95m) Extremes to extremes.
Double glazed window with aspect over the rear of the property.
Wall mounted radiator.

Flat 2 - Rear Entrance Lobby - Double glazed rear entrance door. Matching side screen window adjacent.
Radiator.
Ceramic tiled flooring.

Flat 2 - Bathroom - White 3 piece suite comprising of pedestal wash hand basin, low flush W.C. and panel bath with shower over. Contrasting tiled surround.
Extractor fan.
Radiator.
Ceramic tiled flooring.

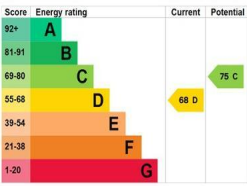
Council tax band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 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 to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 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. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



EPC - Flat 1



EPC - Flat 2

