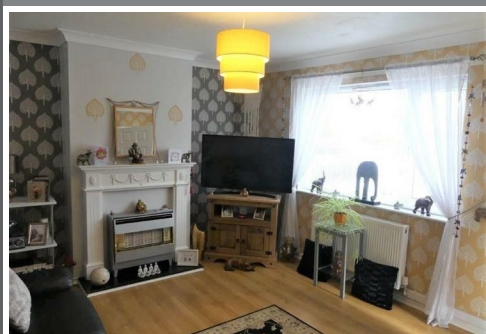




## 5 Parkhurst Close, Longhill, Hull, East Yorkshire, HU8 9QY

- Well presented end terrace
- Two double bedrooms
- Gas central heating
- First floor bathroom and WC
- Suit first time buyer or similar
- Improved by current seller
- Lounge and fitted kitchen/diner
- uPVC double glazing
- Gardens to front, side and rear
- **MUST BE VIEWED**

**Price £85,000**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: [info@leonards-hull.co.uk](mailto:info@leonards-hull.co.uk)

Website: [www.leonards-hull.co.uk](http://www.leonards-hull.co.uk)

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: [brough@leonards-hull.co.uk](mailto:brough@leonards-hull.co.uk)

# 5 Parkhurst Close, Longhill, Hull, East Yorkshire, HU8 9QY

WELL PRESENTED END TERRACE++IMPROVED BY CURRENT SELLER++IDEAL FOR FIRST TIME BUYER++

Offered to the market is this well presented end terrace that is a credit to the seller. Located on the popular Longhill Estate benefiting from local amenities, nearby schools and with East Park and Woodford Leisure Centre only a short drive away. With gas central heating and uPVC double glazing and with accommodation comprising of an entrance hall, lounge, fitted kitchen/diner, two double bedrooms, bathroom and separate WC. Lawn gardens to the front, side and rear aspects. MUST BE VIEWED.

## Location

Located off Medina Road on the ever popular Longhill Estate, situated in a sought after convenient location, served by shops, schools, good road links and regular public transport services.

## Ground Floor

### Entrance

Enter via a uPVC double glazed door into the hall.

### Entrance Hall

Carpeted staircase leading to the first floor accommodation. Internal door leading into the lounge. Radiator.

### Lounge

15'7 x 11'11 (4.75m x 3.63m)

A uPVC double glazed window to the front aspect. Wood flooring. Radiator. Feature fireplace with marble effect back plate and hearth housing a gas fire. TV aerial and telephone point.

### Kitchen/diner

12'0 x 8'7 (3.66m x 2.62m)

A uPVC double glazed window to the rear aspect. Fitted range of base, wall and drawer units with contrasting work surfaces and incorporating a stainless steel single sink with mixer tap over. Gas hob and an electric oven. Stainless steel extractor over. Space for a fridge freezer and a plumbing for an automatic washing machine. Space for a table and chairs. Radiator. Under stairs cupboard. Tiled splash backs. Wall mounted combi boiler. A uPVC double glazed door to the rear aspect.

### First Floor Landing

A uPVC double glazed window to the side aspect. Doors leading into all rooms. Storage cupboard and access to the loft.

### Bedroom One

13'0 x 9'6 (3.96m x 2.90m)

A uPVC double glazed window to the front aspect. Radiator. Fitted wardrobes with drawer units within and a recessed wardrobe.

### Bedroom Two

11'2 x 9'8 (3.40m x 2.95m)

A uPVC double glazed window to the rear aspect. Recessed wardrobe. Radiator.

### Bathroom

5'5 x 5'5 (1.65m x 1.65m)

A uPVC double glazed window to the rear aspect. Comprising of panel bath with mixer tap and shower fitment and vanity unit with sink inset and mixer tap. Radiator. Tiled splash backs.

### WC

A uPVC double glazed window to the rear aspect. Low level flush WC and a radiator.

### External

Lawn gardens to the front and side aspects. Small picket fence to the front. Side gate giving access into the rear garden. Further lawn garden to the rear with fencing to the surrounds.



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**LEONARDS**

### Services

The mains services of water, gas, electric and drainage are connected. The property has a combi boiler providing gas central heating and hot water.

### Outgoings

From internet enquiries with the valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference Number: 00370017000506. Prospective purchasers should check this information before making any commitment to purchase the property.

### Energy Performance Certificate

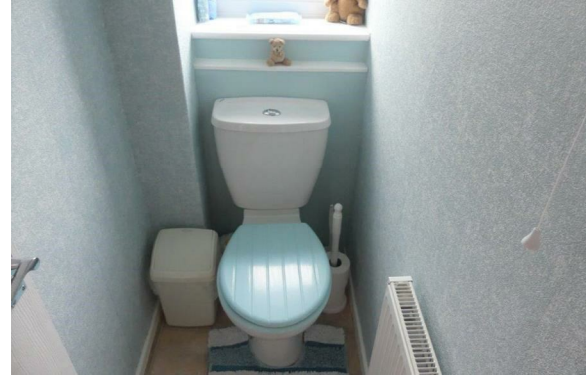
The current energy rating on the property is D(64)

### Viewings

Strictly by appointment with the Sole Agents on (01482) 375212.

### Free Valuation/Market Appraisal

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 been marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

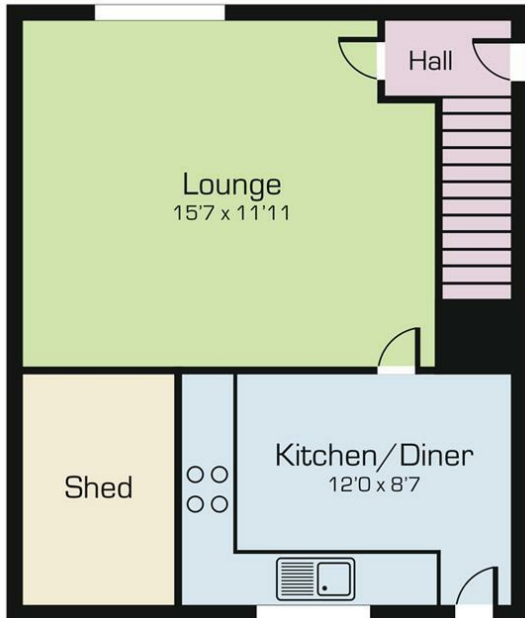


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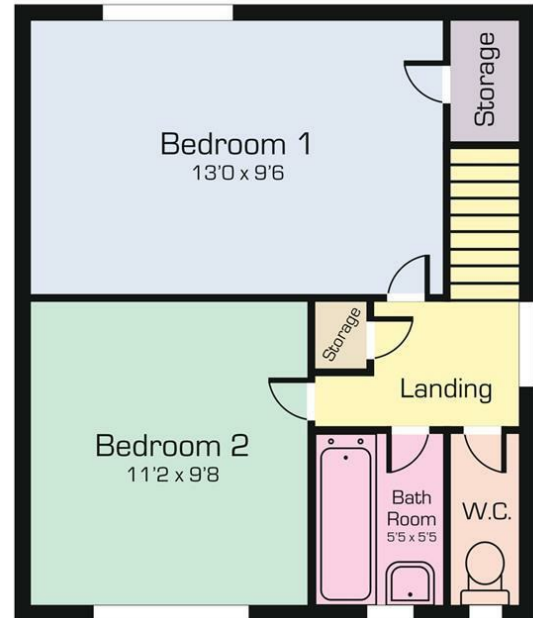
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**LEONARDS**

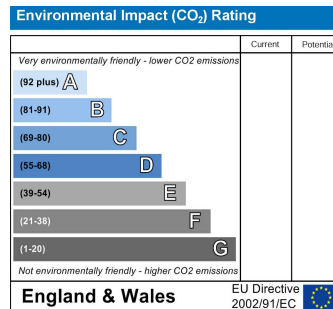
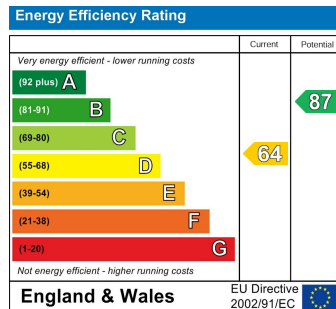
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