

**47 Leads Road, Hull, HU7 0BX**

**£110,000**

This three bedroom mid terraced property is for sale with no chain involved! Situated in this popular residential location! Ideal investment opportunity! Benefiting from having off street parking! Installed with gas central heating & double glazing. Accommodation briefly comprises; lounge, dining room and kitchen to the ground floor. The first floor comprises; landing, three bedrooms and a bathroom. To the exterior is a private driveway to the front and a fully enclosed rear garden designed for ease of maintenance.

Ground floor

Lounge

With entrance door, laminate flooring & radiator.

Dining room

With laminate flooring and door to:

Kitchen

With window to the rear, laminate flooring, range of wall & base units with contrasting work surface & tiling to splash backs, electric oven, gas hob, extractor hood, stainless steel sink unit with mixer tap over, plumbing for automatic washing machine & rear door.

First floor

Landing

With doors to:

Bedroom

With window to the front, carpet flooring and radiator.

Bedroom

With window to the front, carpet flooring and radiator.

Bedroom

With carpet flooring and radiator.

Bathroom

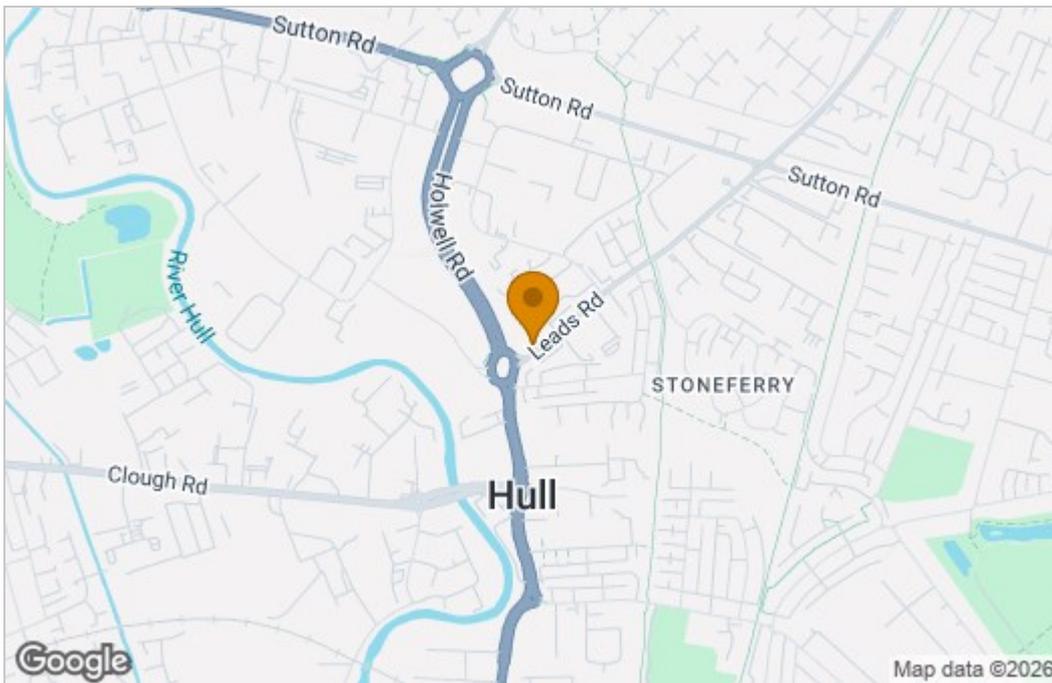
With window to the rear, vinyl flooring, low flush w/c, vanity hand wash basin and panel enclosed bath with shower over.

Exterior

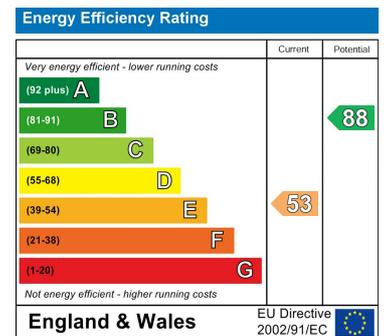
To the front of the property is a private driveway and to the rear is a fully enclosed garden designed for ease of maintenance.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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