



40 Hopefield Road, Leicester  
£195,000

MOORE  
& YORK



## 40 Hopefield Road

Leicester, Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NICELY PRESENTED BAY WINDOW TERRACE HOME
- LOUNGE, DINING ROOM & KITCHEN
- THREE BEDROOMS & BATHROOM
- GAS HEATING & DOUBLE GLAZING
- SHORT DRIVE FOSSE PARK RETAIL CENTRE & M1/M69 ROAD JUNCTION
- NO ONWARD CHAIN
- EASILY MAINTAINABLE REAR GARDEN
- EARLY VIEWING RECOMMENDED



## **DETAILED ACCOMODATION**

### **LOUNGE**

### **DINING ROOM**

### **KITCHEN**

### **BATHROOM**

### **FIRST FLOOR LANDING**

### **BEDROOM 1**

### **BEDROOM 2**

### **BEDROOM 3**

### **OUTSIDE**

### **VIEWING**

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

### **SERVICES**

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

### **MAKING AN OFFER**

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor





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### **BEDROOM 1**

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### **OUTSIDE**

### **VIEWING**

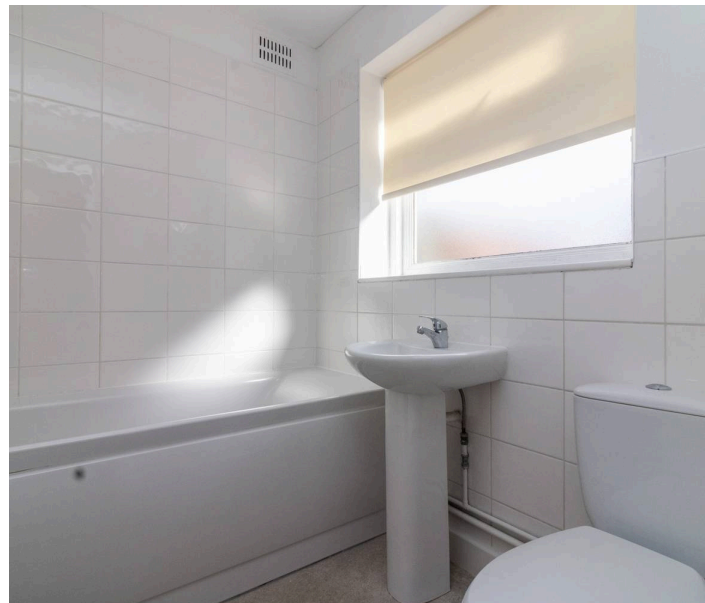
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REAR GARDEN

ON STREET

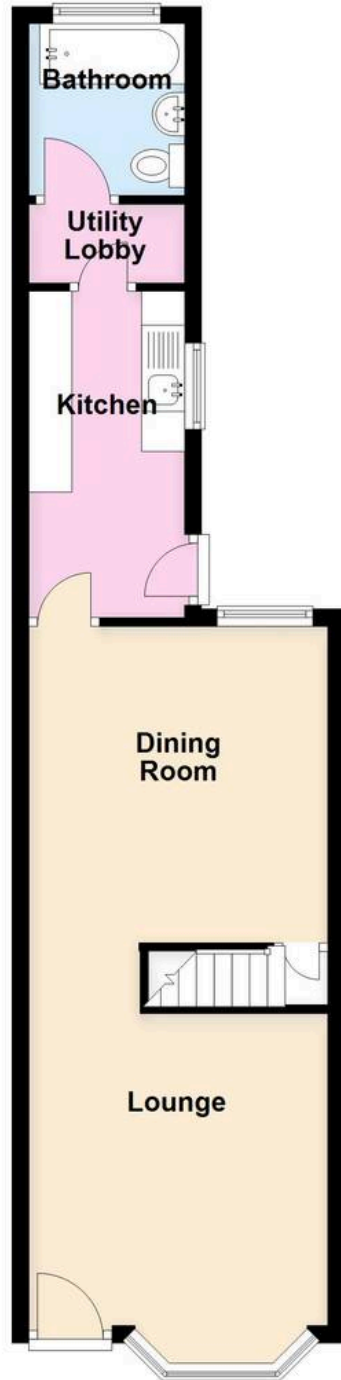
1 Parking Space



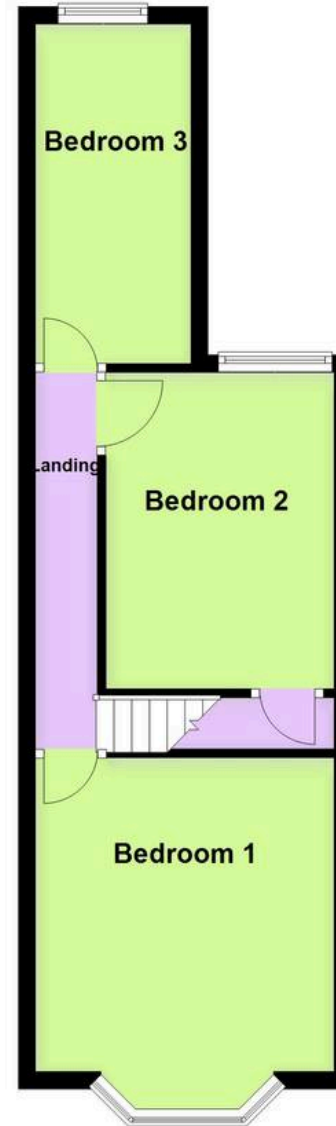
### Energy Efficiency Rating

|  | Current   | Potential   |
|--|-----------|---|
| <i>Very energy efficient - lower running costs</i> |           |   |
| (92+) <b>A</b>                                     |           |   |
| (81-91) <b>B</b>                                   |           | <b>86</b>   |
| (69-80) <b>C</b>                                   |           |   |
| (55-68) <b>D</b>                                   | <b>64</b> |   |
| (39-54) <b>E</b>                                   |           |   |
| (21-38) <b>F</b>                                   |           |   |
| (1-20) <b>G</b>                                    |           |   |
| <i>Not energy efficient - higher running costs</i> |           |   |
| <b>England, Scotland &amp; Wales</b>               |           | EU Directive 2002/91/EC  |

**Ground Floor**



**First Floor**





## Moore & York

61 Granby Street, Leicester - LE1 6FB

0116 2558666

[sales@mooreandyork.co.uk](mailto:sales@mooreandyork.co.uk)

[www.mooreandyork.co.uk](http://www.mooreandyork.co.uk)

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.