

5 Hurst Rise, Leicester

Leicester

£225,000



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Leicester

Council Tax band: A

Tenure: Freehold

- ESTABLISHED MID TOWN HOUSE
- EXCELLENT POTENTIAL
- SOUGHT AFTER CUL-DE-SAC LOCATION WITH ACCESS TO LILY MARRIOTT GARDENS
- ENTRANCE HALL, LOUNGE/DINING ROOM & KITCHEN
- THREE BEDROOMS
- SHOWER ROOM, SEPERATE WC & DOWNSTAIRS WC
- GAS HEATING & DOUBLE GLAZING
- AMPLE OFF ROAD PARKING
- NO ONWARD CHAIN
- EASY ACCESS LOCAL FACILITIES







DETAILED ACCOMMODATION
UPVC picture stained sealed double glazed door matching side panels leading to;

ENTRANCE HALL
Stairs leading to first floor accommodation, radiator, meters cupboard.

LOUNGE/DINING ROOM
18' 9" x 11' 7" (5.72m x 3.53m)
Radiators, duel aspect UPVC sealed double glazed windows, wall mounted gas fire in red brick surround with matching side plinth.

KITCHEN
7' 5" x 8' 8" (2.26m x 2.64m)
Comprising stainless steel sink unit sink unit with cupboard below work, work surface with drawers and cupboards under, matching eye level cupboards, storage recess, tiled splash backs, UPVC sealed double glazed window and door to rear aspect, radiator.

CLOAKROOM
Low level WC and corner sink unit, radiator, UPVC sealed double glazed window.

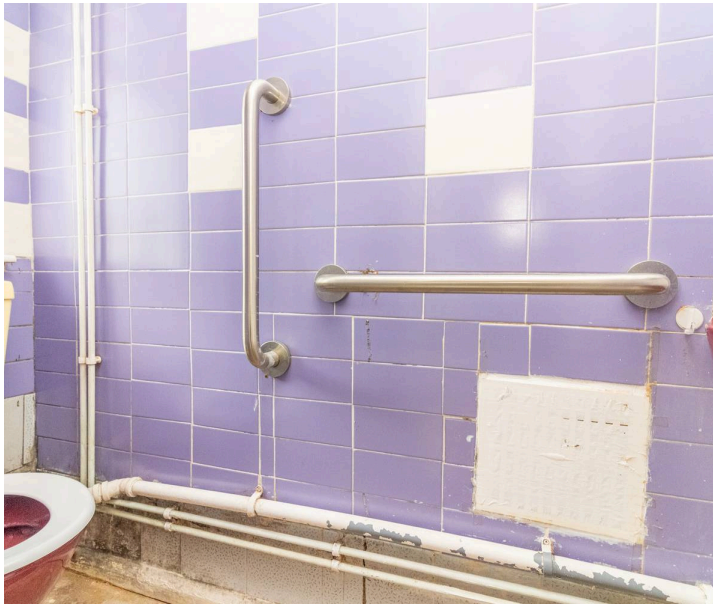
FIRST FLOOR LANDING
Access to loft space

BEDROOM 1
12' 7" x 11' 11" (3.84m x 3.63m)
Radiator, UPVC sealed double glazed window, built in cupboard.

BEDROOM 2
12' 7" x 9' 6" (3.84m x 2.90m)
Radiator, UPVC sealed double glazed window, built in cupboard.







BEDROOM 3
11' 10" x 6' 0" (3.61m x 1.83m)
Radiator, UPVC sealed double glazed window.

CLOAKROOM
Low level WC, UPVC sealed double glazed window.

SHOWER ROOM

OUTSIDE
Patio and lawn garden to rear, off road parking for two cars to front.

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







ANTI MONEY LAUNDERING

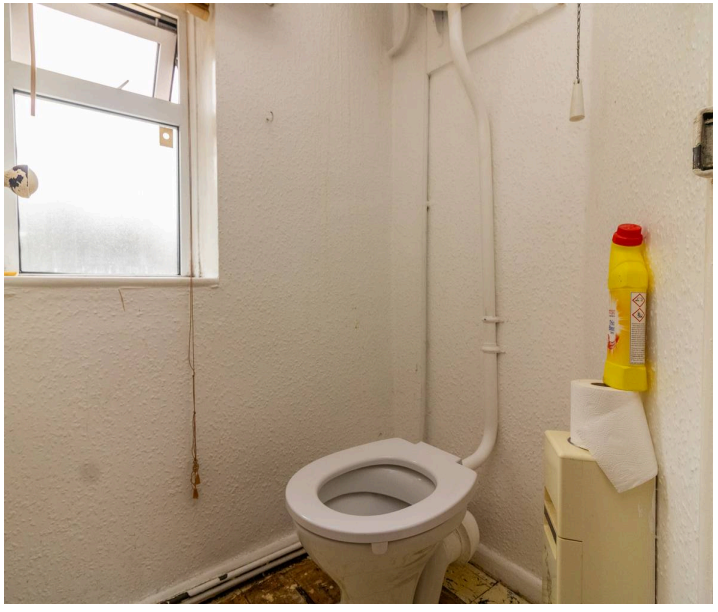
If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks

IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and floor 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.





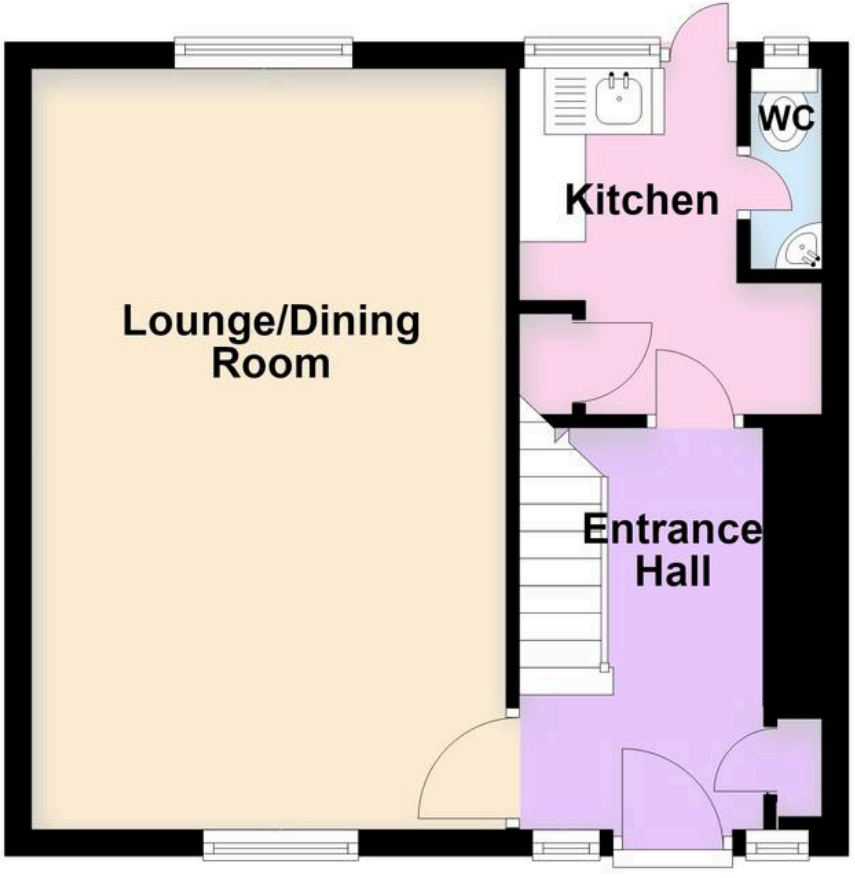


REAR GARDEN

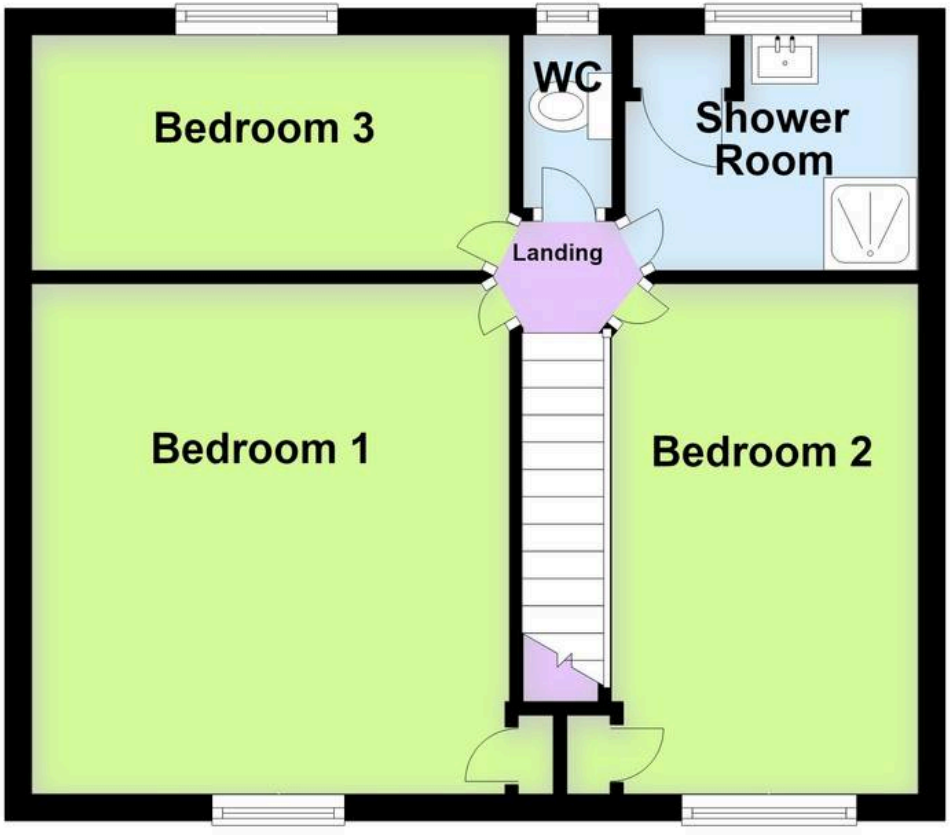
ON STREET

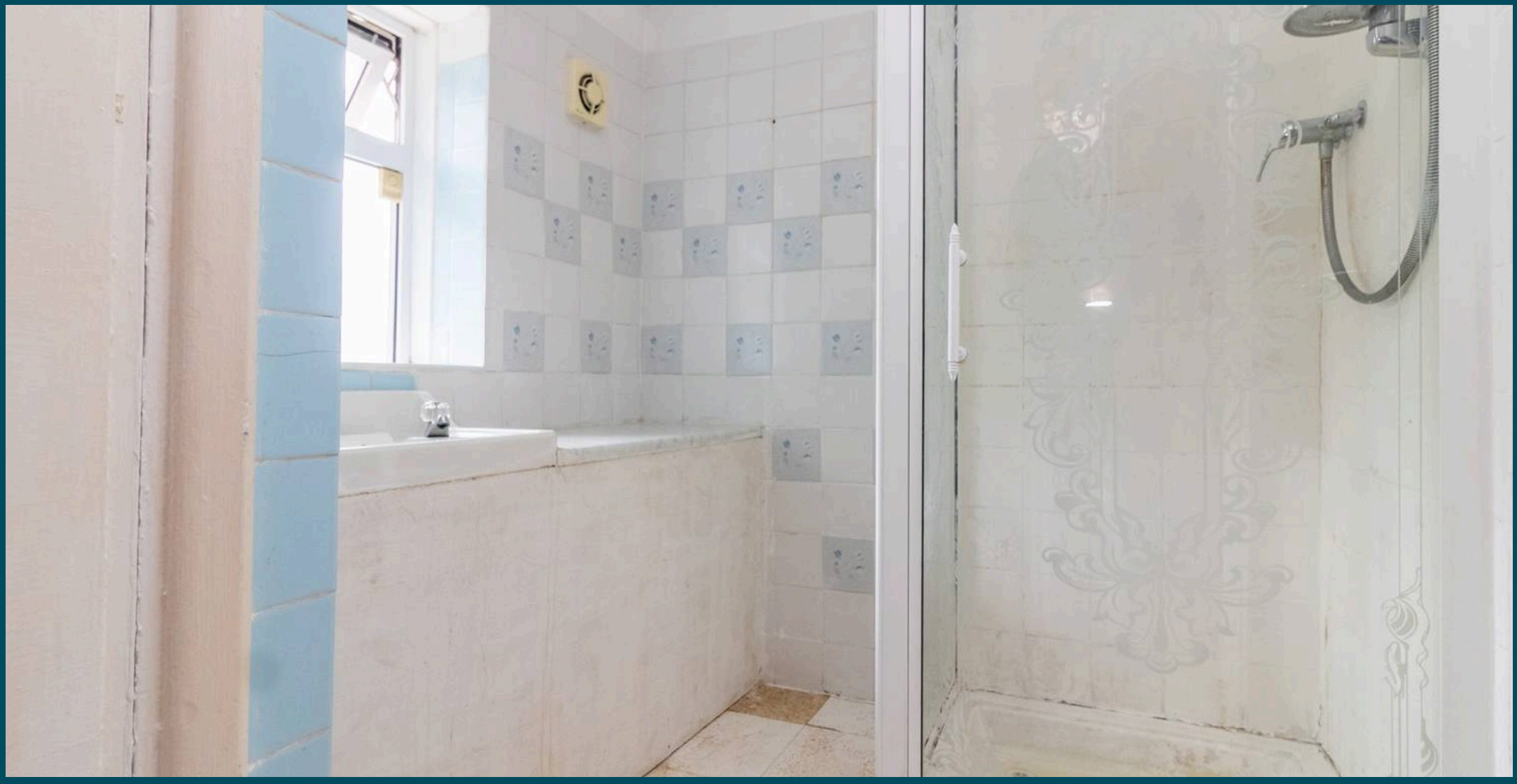
2 Parking Spaces

Ground Floor



First Floor





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