



14 Hopefield Road, Leicester LE32BJ

MOORE
& YORK



Property at a glance:

- Villa Style Terraced Home
- Lounge, Dining Room & Kitchen
- Two Double Bedrooms & Bathroom
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Gas Central Heating & D\G
- Ideal First Home
- Character Features
- Viewing Essential

Asking Price £167,500 Freehold



Nicely presented Victorian Villa style two double bedroom mid terraced home situated within easy access of local facilities and within a short drive of the popular Fosse Park retail centre and the M1/M69 road junction with its excellent transport links. The property benefits for double glazing and gas central heating and retains character features to include original fire surrounds and stripped doors throughout and the well planned accommodation briefly comprises to the ground floor lounge, dining room and kitchen and to the first floor two double bedrooms and bathroom and stands with easily maintainable garden to rear with utility outhouse. The property would be an ideal first buy and we recommend a early viewing.

DETAILED ACCOMMODATION

Sealed double glazed composite door leading to;

LOUNGE

13' 10" x 11' 5" (4.22m x 3.48m) Cast iron fire surround, meters cupboard, picture rail, UPVC sealed double glazed sash bay window.

DINING ROOM

11' 11" x 11' 5" (3.63m x 3.48m) Enclosed stairwell leading to first floor accommodation, radiator, picture rail. feature cast iron and hardwood fire surround, UPVC sealed double glazed French door to rear garden.

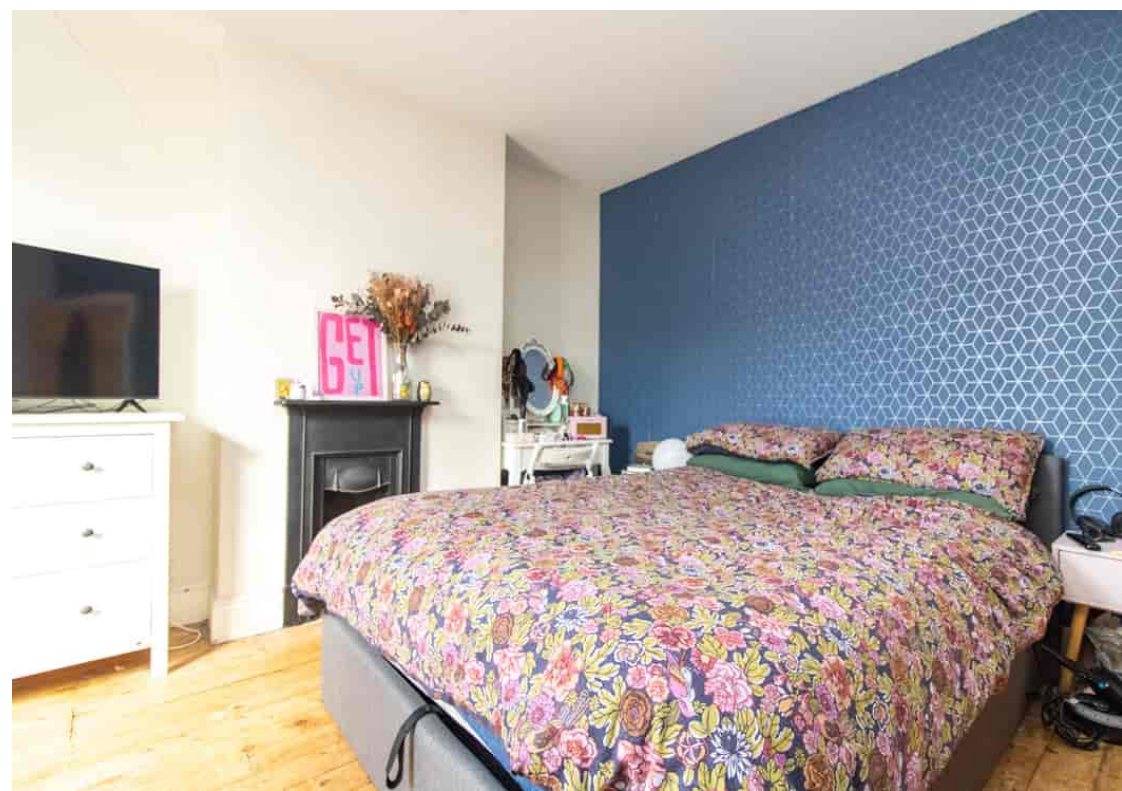


KITCHEN

12' 5" x 6' 0" (3.78m x 1.83m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in display hood, door to rear garden, UPVC sealed double glazed window.

FIRST FLOOR LANDING

Access to loft space.





BEDROOM 1

13' 10" x 13' 2" (4.22m x 4.01m) Stripped wood paneled flooring, UPVC sealed double glazed sash bay window, radiator, cast iron fire surround.

BEDROOM 2

11' 11" x 10' 7" (3.63m x 3.23m) Radiator, UPVC sealed double glazed window, over stairs cupboard.

BATHROOM

12' 5" x 6' 1" (3.78m x 1.85m) three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, airing cupboard.

OUTSIDE

Forecourt garden to front and patio seating area and garden area to rear with brick built outhouse with plumbing for washing machine.

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

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

TENURE

Freehold

EPC RATING

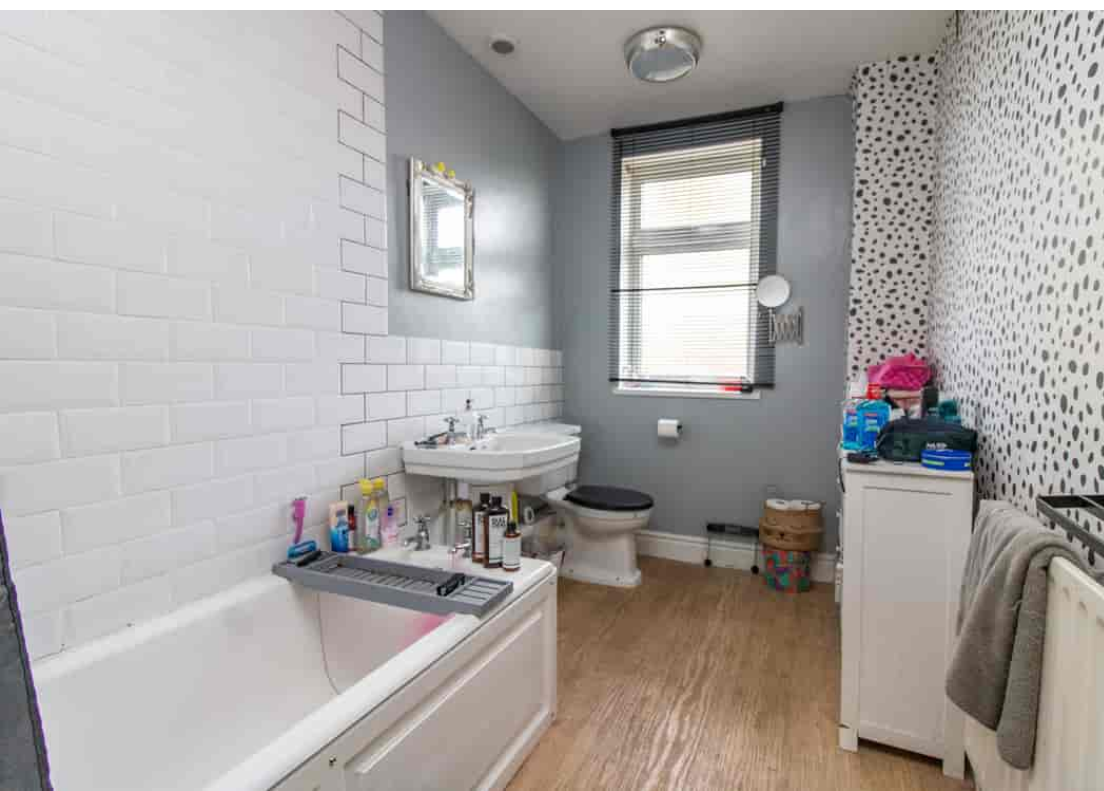
TBC

COUNCIL TAX BAND

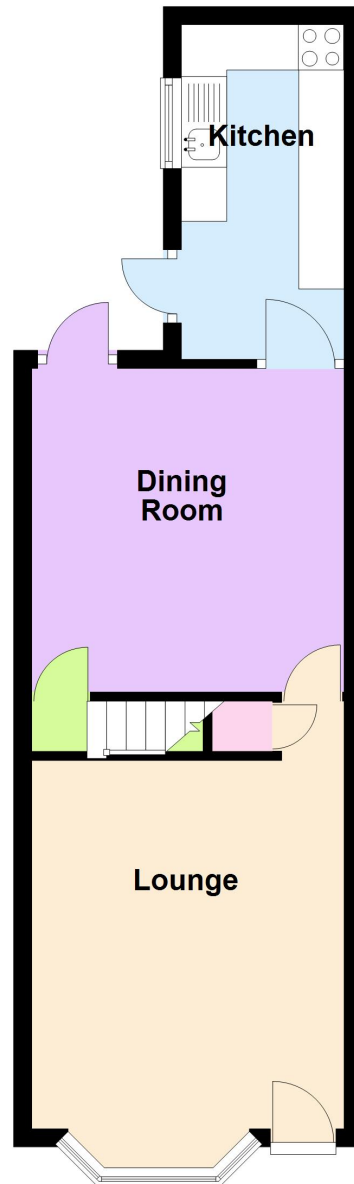
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IMPORTANT INFORMATION

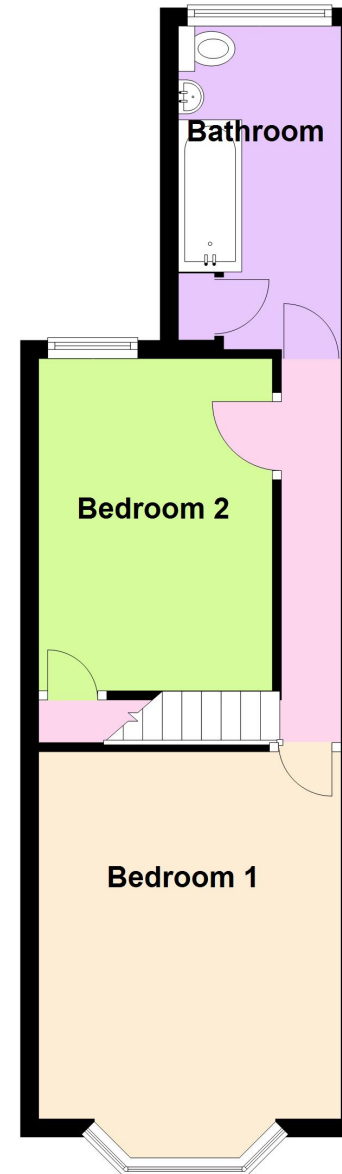
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or 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.



Ground Floor



First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property " if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

