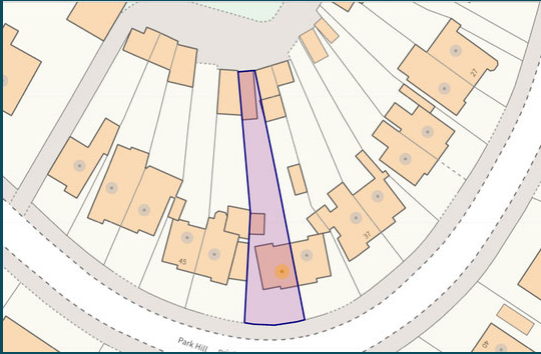




41 Park Hill Drive

Leicester LE2 8HS

MOORE
& YORK



Property at a glance:

- Characterful Semi-Detached Home
- Sought After Location
- Convenient For Commuting
- Local Amenities Nearby
- Driveway Parking
- Tandem Garage At Rear
- Good Sized Mature Garden
- Useful Loft Room
- Ideal Buy For Growing Family

£315,000 Freehold



A spacious and characterful three bedroom semi-detached home of traditional style with a generous plot and driveway for plentiful parking set in a sought after location in the Aylstone suburb are and close to local amenities, schools and shopping. The house is offered with no upward chain and offers two reception rooms with open plan kitchen and a tandem garage/workshop accessed via a service lane at the rear and gas centrally heating and double glazed accommodation which is well presented. This attractive family home absolutely deserves to be viewed to appreciate.

THE LOCATION

The property is situated just a stones throw from Grace Road Cricket Ground and Aylestone Meadows Nature Reserve with the surrounding area being home to a wealth of amenities with schools, supermarket and post office, as well as pubs & eateries all within walking distance. There are also leisure facilities close by and access to cycle routes into Leicester City Centre via the Meadows - a 22 acre Local Nature Reserve!

The town centre is within 10 minutes away by car or bus where you'll find De Montfort & Leicester University Campuses and if you need to travel out of the city then the A563 will connect you to the Fosse Park shopping centre and the M1 and M69 motorway networks within a short drive.

ENERGY PERFORMANCE CERTIFICATE

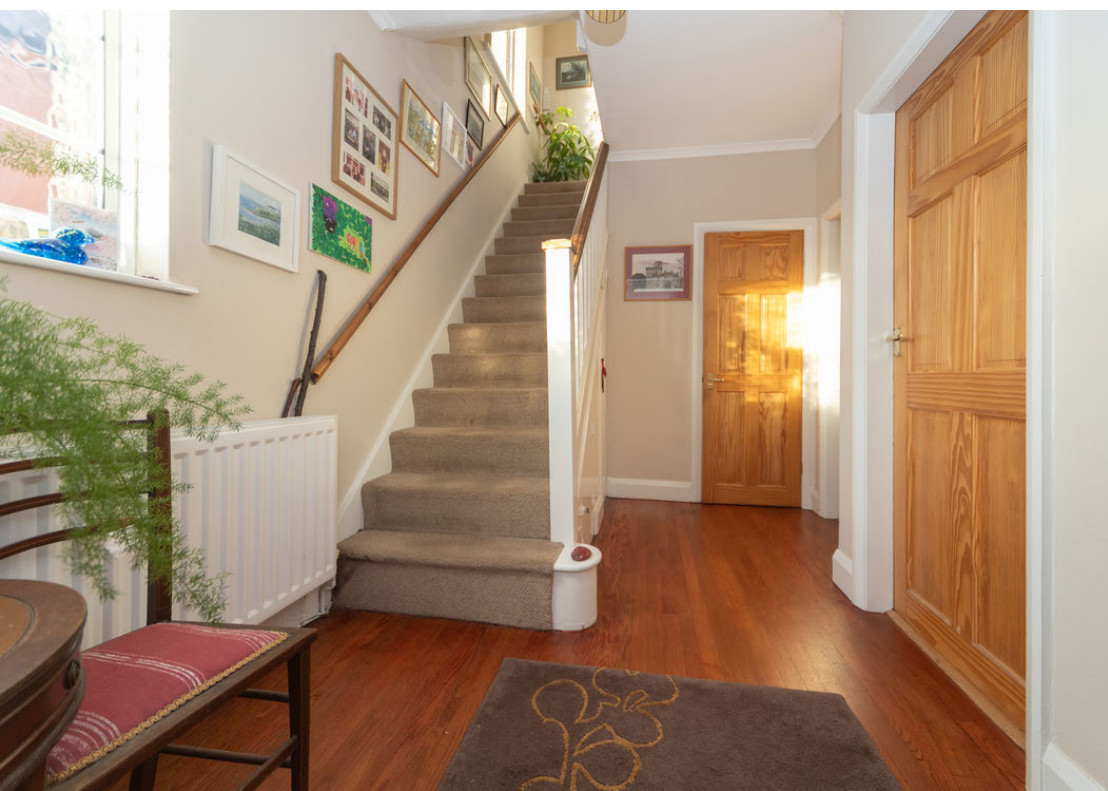
The property has an EPC rating of 'TBC' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

DRIVEWAY

The property's frontage is laid to a graveled driveway with raised beds, walled front boundary and access to the rear garden via the left side of the plot.

DETACHED TANDEM GARAGE

8.14m x 2.81m (26' 8" x 9' 3") Access from the rear of the garden and via a service lane with parking space in front of the garage and with





internal lighting and power with up/over door and separate access door and window to the garden. Parking for two smaller cars or one large car and ample workshop/storage space.

HALL

3.50m x 2.12m (11' 6" x 6' 11") With staircase to the first floor and storage under, ceiling light point, central heating radiator, oak strip floor, obscure glazed Upvc window to the side elevation and doors to both reception spaces as well as to:

GROUND FLOOR WC

1.49m x 0.77m (4' 11" x 2' 6") With two piece suite in white finish.

SITTING ROOM

3.78m x 2.62m (12' 5" x 8' 7") With Upvc bay window to the front elevation, stripped floorboards, central heating radiator and ceiling light point.

LOUNGE/DINER

4.65m x 3.44m (15' 3" x 11' 3") With central

feature fireplace and Upvc French doors with side screens to the rear garden, central heating radiator, ceiling light point, picture rail and open plan at the side of the room to:

KITCHEN

3.12m x 2.46m (10' 3" x 8' 1") With Base and eye level units and contrasting work surfaces/wall tiling. Upvc window and door to the rear elevation, ceiling light point and tile effect flooring.

FIRST FLOOR LANDING

3.11m x 2.46m (10' 2" x 8' 1") With obscure Upvc window to the side elevation, access to all three bedrooms and the bathroom with hatch and folding timber staircase/ladder giving access above to:

LOFT ROOM

4.57m x 3.21m (15' 0" x 10' 6") Utilising the majority of the loft space with access to eaves areas on two sides. Carpeted floor with strip lighting and power points - a very useful occasional space which could be used as home office space etc or as excellent storage.

MASTER BEDROOM

3.81m x 3.44m (12' 6" x 11' 3") With Upvc window overlooking the rear garden, central heating radiator, picture rail and ceiling light point, built in bespoke wardrobes with sliding doors to either side of the chimney breast.

BEDROOM TWO

3.46m x 3.44m (11' 4" x 11' 3") With Upvc bay window to the front elevation, picture rail, ceiling light point and central heating radiator.









BEDROOM THREE

2.46m x 2.36m (8' 1" x 7' 9") With Ceiling light point and Upvc window to the front elevation.

BATHROOM

2.46m x 2.30m (8' 1" x 7' 7") With four piece suite to include an offset quadrant shower cubicle, paneled bath, WC and wash-basin with wall mounted central heating boiler, ceiling light point, towel radiator and Obscure Upvc window to the rear elevation.

EXTERNAL UTILITY ROOM

Formally outbuildings combined to form a good sized utility space with room for two or three appliances beneath the worksurface, shelving, lighting, power points and ample additional storage space.

GARDENS

The rear garden enjoys an un-overlooked aspect to the rear with patio space to the property's immediate rear and then giving way to planted beds and a small lawn leading to a further sunken paved space directly accessing



the garage/workshop at the foot of the plot.

SERVICES

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

TENURE

Understood to be Freehold.

MAKING AN OFFER

In service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer made and would therefore ask any potential purchaser to discuss with our Mortgage Advisor to establish how they intend to fund their purchase. We offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and 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.



COUNCIL TAX BAND

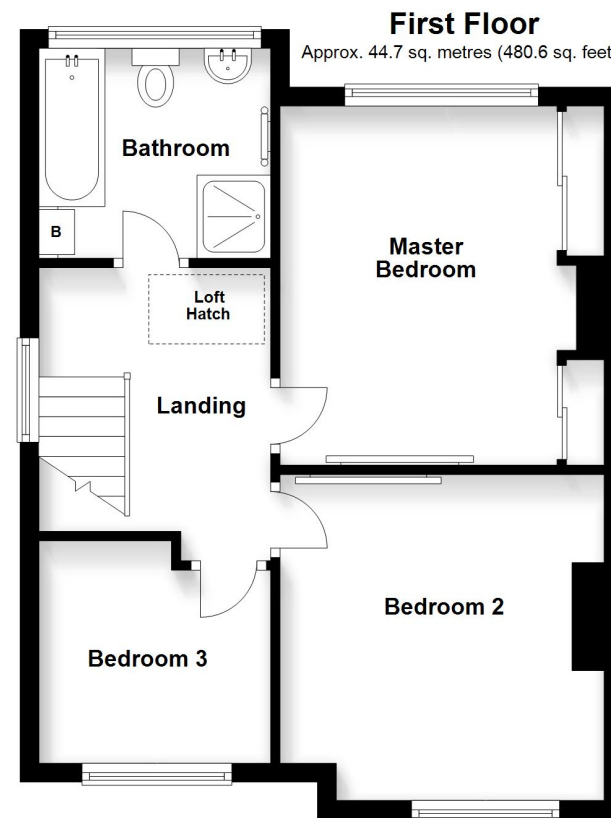
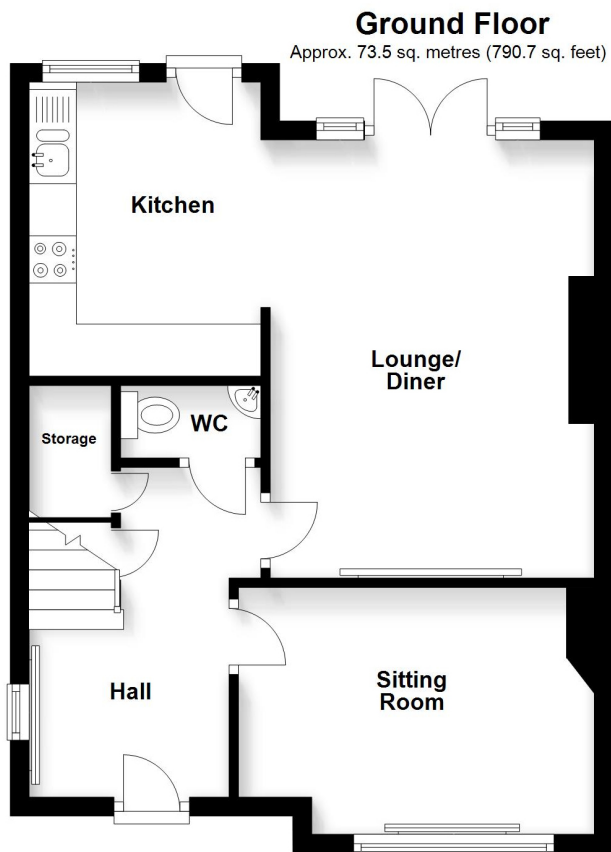
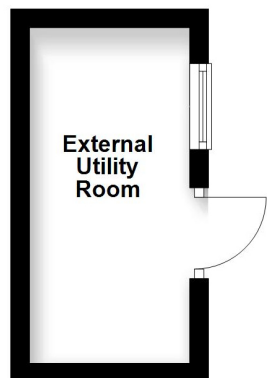
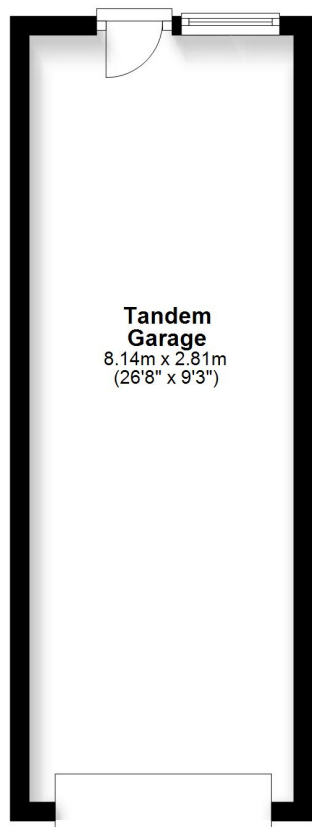
The property has a council tax rating of 'TBC' via Leicester City Council.

PLOT/FLOOR PLANS

Purchasers should note that plot and floor plans included within the property particulars are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details, we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.



(Garage and Utility not shown in correct location/ Orientation)

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

