



## Applewood Developments, Plots 4 - 9 Marfleet Sidings, Marfleet

- New Build Development
- Second Phase Now Available
- Three Bedroom Houses
- En-Suite to Master Bedroom, Gardens
- Off Street Parking
- From £99,960 WITH HELP TO BUY

**Prices from £124,950**



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# Applewood Developments, Plots 4 - 9 Marfleet Sidings, Marfleet

A NEW DEVELOPMENT by APPLEWOOD DEVELOPMENTS \*\* MARFLEET SIDINGS \*\*. An exciting new development of 11 contemporary 2 & 3 bedroom homes Phase 2 having recently been released will comprise of six, three bedroom terrace houses, finished to an exacting standard throughout and designed to allow for a modern living experience with en-suite facilities to the master bedroom. The properties are of generous proportions, having allocated parking, with south facing gardens to the rear. ( PRICES FROM £99,960 WITH HELP TO BUY )

The developers are registered under the Help to Buy scheme which can assist (subject to conditions) with the purchase of a new home. Example Help to Buy price (£124,950) with a 5% deposit (£6,248) Plus 20% assisted loan (£24,990) leaves an ( £93,712) purchase sum.

**Location**

Forming part of an overall development of 27 new build properties located approximately 2½ miles due east of Hull city centre situated on Marfleet Avenue connecting to Marfleet Lane which forms part of the Hulls inner city link road network, linking to the A1033 Hedon Road, dual carriageway being a short distance south of the development site. Marfleet has excellent communication links by road and public transport, the development on it's northern boundary fringing a dedicated National Cycle Route running into the city centre, with employment opportunities being close by within the developing Humber Port area and associated industries. Primary schooling is within walking distance with secondary schooling is available at the Arch Bishop Sentimu Academy on Preston Road.

**Description**

These brick and tile properties will be built to an exacting standard encompassing quality fittings throughout, with a focus on providing an exacting build specification to include high thermal value building materials, providing a modern, energy efficient house fit for 21st century living.

**Accommodation**

The accommodation from the front faces Partington Drive and is approached through a composite door with chrome fittings and double glazed window light, having a canopy porch over and leading to

**Entrance Hall & WC**

Entrance hall/cloaks to WC having wash hand basin.

**Lounge/Diner**  
19'2" x 15'5" (Max) (5.85 x 4.70 (Max))

Having box bay window to the frontage and open turned stairs leading to first floor.

**Kitchen/Breakfast Room**  
15'5" x 9'10" (4.70 x 3.00)

Fitted with a choice of base drawer and wall units, integrated electric oven and grill & dishwasher, with washing machine (as optional extra), spot down lights and French windows opening to rear gardens.

**First Floor**

Landing, leading to

**Bedroom 1 (front)**  
15'5" (max) x 9'10" (4.70 (max) x 3.00)

Having fitted wardrobe and leading to

**En-suite Shower Room**  
5'3" x 5'3" (1.60 x 1.60)

Including quadrant shower cubicle, low flush W.C., and wall hung wash basin, tiling to shower recess and part walls.

**Bedroom 2 (rear)**  
13'1" x 7'7" (4.00 x 2.30)

With fitted wardrobe.

**Bed 3 (rear)**  
9'10" x 7'7" (3.00 x 2.30)

**Family Bathroom**  
8'10" x 5'7" (2.70 x 1.70)

White 3 piece suite with panel bath with independent over shower and screen, low flush WC and wall hung was hand basin, tiling to shower recess and part walls.

**External**

To the frontage there will be open fore court type gardens with allocated parking space, with enclosed lawn rear gardens approached from pedestrian access,

**Services**

All mains services are connected the properties having gas fired central heating, supplied from a high efficiency condensing combination boiler. The houses will include an intruder alarm system and a KC Lightstream, ultra fast broadband connection.

**Building Specification**

A detailed specification is available upon request from the sole selling agents, with a range of options being available for kitchen fittings, provision of integrated appliances, flooring and tiled finished surfaces.

**Warranty**

Each home will be available with a 10 year LABC warranty.

**Help to Buy**

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**Further Information & Agents Notes**

Measurements are approximate taken from plans and are subject to final build checks, images are for illustration only and you should confirm these and the particular specification prior to any legal commitment to purchase. You are advised to contact the sole agents Leonards (01482) 375212 to discuss your particular requirements for viewings and assistance with Help to Buy.

**EPC Rating**



1. Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are give notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.