

# Whitakers

Estate Agents



## 93 Bilsdale Grove

, Hull, HU9 3UX

Offers Around £130,000



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## The Accommodation Comprises

### Front External

### Ground Floor

#### Entrance Hall

An external Upvc entrance door with an arched obscured double glazed panel insert and a matching obscured double glazed Upvc side-light leads into the entrance hall. Having a central heating radiator, coving to the ceiling and where a flight of stairs lead to the first floor accommodation beneath which is an understairs recess area.

#### Dining Room

10'0" x 9'9" (3.06m x 2.99m)

Having coving to the ceiling and Upvc double glazed sliding patio doors to the rear elevation leading onto the rear garden.

#### Lounge

14'3" (into bay window) x 13'7" (4.36m (into bay window) x 4.15m)

The focal point of the room being the feature fireplace with an ornate surround, tiled back and hearth with inset coal effect 'living flame' gas fire within a brass effect grate. There is a central heating radiator, coving to the ceiling, a Upvc double glazed bay window to the front elevation and a wood effect laminate finish to the edging of the floor with central carpeting.

#### Breakfast Kitchen

10'3" x 9'11" (3.13m x 3.03m)

Being fitted with a range of units in a high gloss finish in cream with brushed steel effect fittings comprising: base units and drawers with a complementary marble effect roll-top worksurface over with a feature brick tiled splashback finish to the walls. There are two further built-in pantry cupboards, a central heating radiator, a Upvc double glazed window to the rear elevation, coving to the ceiling and a tile effect laminate finish to the floor. An open archway leads into the inner lobby which in turn is open plan into the utility room.

#### Open Plan Inner Lobby

6'7" x 3'4" (2.03m x 1.03m)

Having an aluminum entrance door with two obscured double glazed panel inserts and a matching obscured double glazed side-light to the side elevation leading onto the rear garden and a further Upvc entrance door with an obscured double glazed panel insert to the side elevation leading into the side passage.

#### Utility Room

8'8" x 7'9" (2.66m x 2.38m)

Being fitted with a double base unit in a high gloss finish in cream with brushed steel effect fittings with a complementary marble effect roll-top worksurface over which incorporates a composite one and a half bowl sink and drainer unit with mixer tap and a feature brick tiled splashback finish to the walls. There is plumbing for an automatic washing machine, a Upvc double glazed window to the rear elevation and a tile effect vinyl finish to the floor.

#### First Floor Accommodation

#### Landing

Having a built-in double cupboard, coving and a loft hatch access to the ceiling.

#### Bedroom One

13'0" (to 10'11") x 11'10" (3.98m (to 3.34m) x 3.63m)

Having a built-in double wardrobe, a central heating radiator, a Upvc double glazed window to the front elevation and coving to the ceiling.

#### Bedroom Two

13'2" (maximum to 4'7") x 11'3" (to 7'11") (4.03m (maximum to 1.40m) x 3.44m (to 2.42m))

Having a built-in double wardrobe, a central heating radiator, a Upvc double glazed window to the front elevation and coving to the ceiling.

#### Bedroom Three

13'1" x 8'6" (4.00m x 2.61m)

Having a wall mounted 'Ideal Esprit eco 2' boiler, a built-in double wardrobe, a central heating radiator, a Upvc double glazed window to the rear elevation and coving to the ceiling.

#### Shower Room

6'4" x 5'7" (1.95m x 1.72m)

Being fitted with a two piece suite comprising: double size shower enclosure with 'Redring Verve' shower and a pedestal wash basin. There is an extractor fan unit, an obscured double glazed Upvc window to the rear elevation, a wood effect vinyl finish to the floor and a fully tiled finish to the walls.

#### Separate W.C.

Being fitted with a low level W.C. suite with button push flush. There is an obscured double glazed Upvc window to the rear elevation, coving to the ceiling and a vinyl finish to the floor.

Tel: 01482 790970

## External

To the front of the property there is a low maintenance garden laid to decorative aggregates with wrought iron fencing to the boundaries.

To the rear of the property there is an enclosed garden with areas laid to concrete, timber decking, decorative aggregates and lawn with timber fencing to the boundaries.

## Off Street Parking

The kerb has been dropped to facilitate access to an area providing provision for off street parking.

## Tenure

The Tenure of this property is Freehold.

## Council tax Band

Local Authority - Kingston-Upon-Hull  
Council Tax Band 'A'.

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 10 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Planning - There are applications that have been made previously within the surround vicinity of the property

## Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



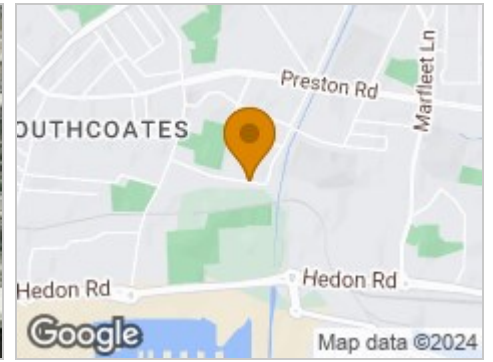
## Road Map



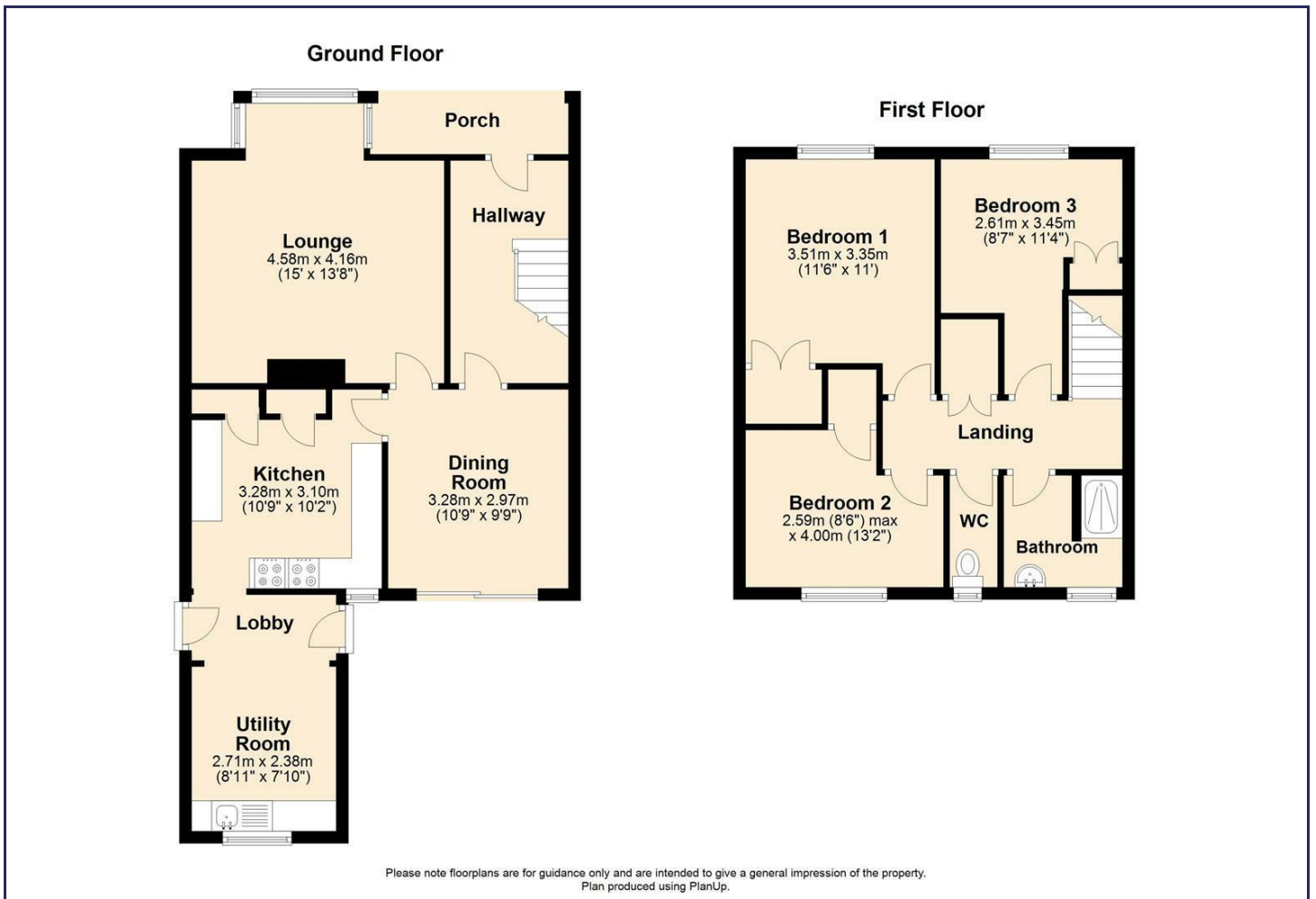
## Hybrid Map



## Terrain Map



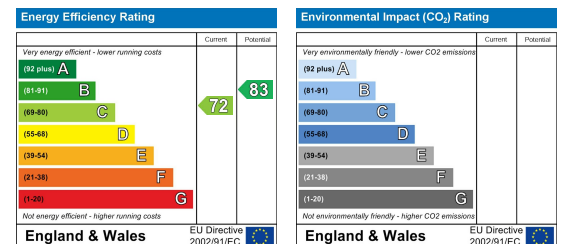
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - East Hull Office Office on 01482 790970 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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