



15 Preston Lane, Bilton, Hull, East Riding of Yorkshire, HU11 4DE

FINE & COUNTRY

WELCOME TO 15 PRESTON LANE: A BEAUTIFULLY CRAFTED FAMILY HOME



This superb FOUR BEDROOM DETACHED property has been designed and built to exceptional standards. The thoughtful layout includes a helpful GROUND FLOOR BEDROOM, ideal for guests or as a playroom, while the first floor features THREE WELL-SIZED BEDROOMS, including a MASTER BEDROOM with a BALCONY and magnificent views of the expansive garden and fields

Summary

This lovely family home offers a combination of OPEN PLAN LIVING space and cosy areas perfect for relaxation. With a spacious entrance hall, LARGE LOUNGE, and an impressive open plan living kitchen, this home is truly inviting. . Outside, enjoy the beautifully maintained GARDEN with inviting seating areas, perfect for gatherings with family and friends.

From the Agent's Perspective

15 Preston Lane is a property that truly stands out. The attention to detail in the design and construction is remarkable.

The spacious lounge plus the OPEN PLAN LIVING kitchen is a real highlight, making it an ideal space for family gatherings and entertaining. The GROUND FLOOR BEDROOM adds versatility, accommodating guests or serving as a family/playroom. On the first floor, the MASTER BEDROOM is a wonderful sanctuary, featuring a private BALCONY with lovely views. This property not only meets but exceeds the expectations of modern family living. It is positioned on the outskirts of Bilton, which offers a blend of convenience and peace.





From the Client's Perspective

We absolutely love our home at 15 Preston Lane! Every room feels spacious, especially the OPEN PLAN kitchen is truly the heart of our home, making cooking and sharing meals an enjoyable experience. We appreciate having a GROUND FLOOR BEDROOM – it's so convenient! The kids adore their bedrooms upstairs, and our favourite spot is the BALCONY off the master bedroom; the views are simply stunning. The GARDEN is perfect for the kids to play in, and we love hosting barbecues with friends. Living here has been a dream come true for our family!

Location

Bilton is situated just outside Hull's north eastern boundary approximately five miles from the City Centre. The village has a local primary school, church and Asda superstore and secondary schooling is available in the nearby village of Preston and the City of Hull. Other shops and amenities can be found on Holderness Road which also offers good road access to the Hull City Centre and via Mount Pleasant to the A63/M62 motorway network.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band D.*

Fixtures & Fittings

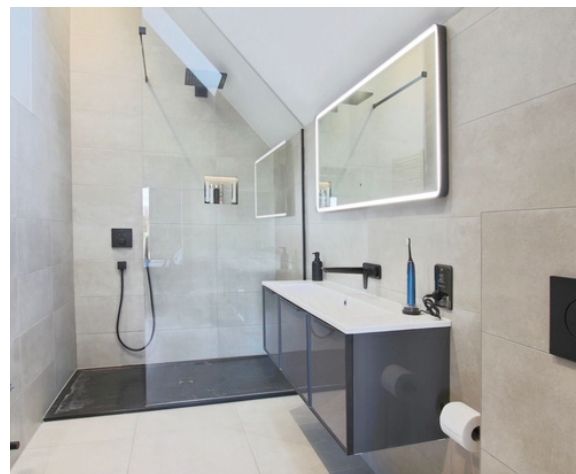
Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.



Mortgages

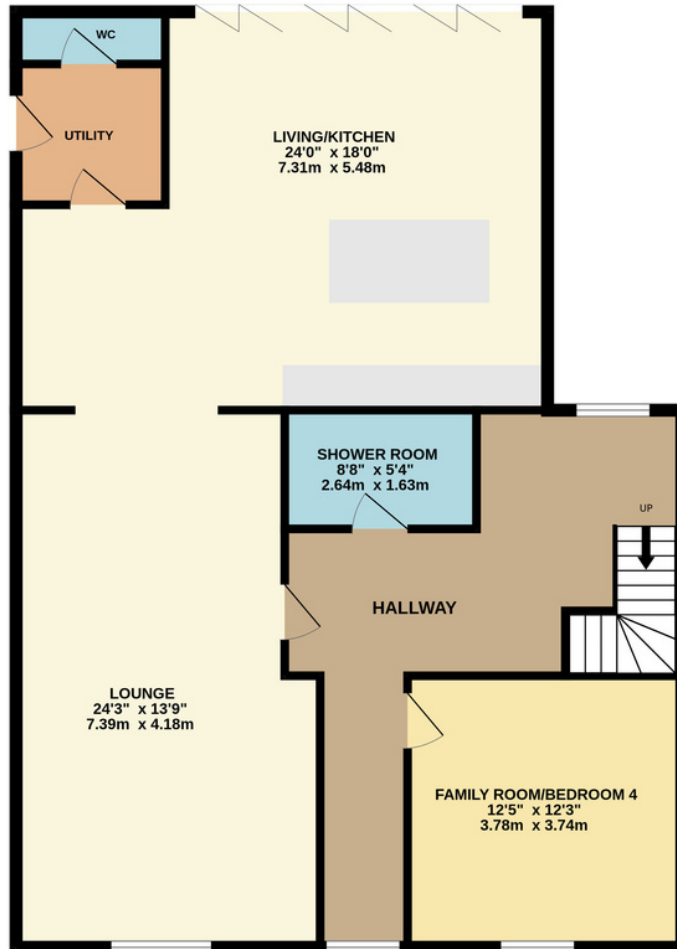
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information

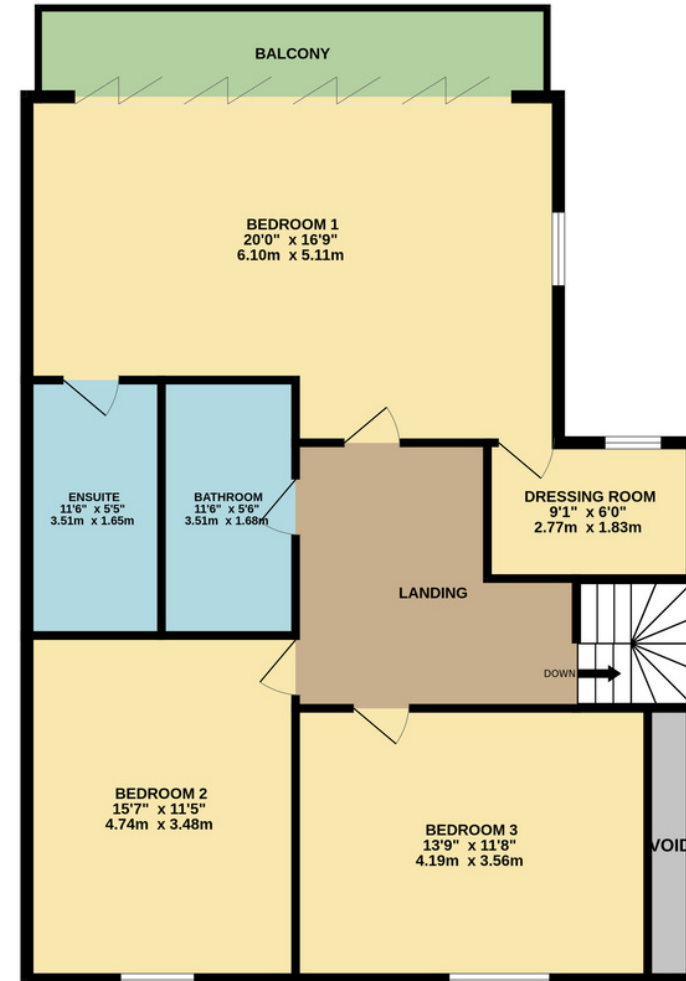
To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



GROUND FLOOR
1160 sq.ft. (107.8 sq.m.) approx.



1ST FLOOR
1104 sq.ft. (102.6 sq.m.) approx.



PRESTON LANE, BILTON

TOTAL FLOOR AREA : 2264 sq.ft. (210.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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8 Kingston Rd, Willerby, Hull, HU10 6BN

Tel: 01482 420999 E-mail: eastyorkshire@fineandcountry.com

1 Saturday Market, Beverley, HU17 0BB

Tel: 01482 887770 E-mail: eastyorkshire@fineandcountry.com



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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

