

**staniford**  
grays



41 Preston Lane, Bilton, Hull, HU11 4DE

£309,950

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# 41 Preston Lane

Hull, HU11 4DE

- EXTENDED AND IMPROVED
- OPEN FIELD VIEWS TO REAR
- THREE DOUBLE BEDROOMS
- READY TO MOVE IN LIVING WITH FURTHER IMPROVEMENT POTENTIAL
- PRIVATE AND ESTABLISHED PLOT
- VERSATILE LAYOUT
- GARAGE AND OUTBUILDING
- NO ONWARD CHAIN

EXTENDED DORMER BUNGALOW OPPORTUNITY IN AN ESTABLISHED PLOT SETTING WITH OPEN FIELD VIEWS TO THE REAR.

Suitable for a range of applicant requirements with generous ground and first floor layout, offering a completely versatile living space throughout. Potential exists to further enhance and improve given the privacy of plot with the benefit of garaging and outbuilding.

The flexible ground floor layout comprises, Entrance Vestibule, Hallway with access provided to an open plan Lounge and Inner Hallway, Dining Room with Conservatory extension, Breakfast Kitchen and Ground Floor Bedroom and Ground Floor Shower Room.

To the first floor level Two additional double Bedrooms lead from a central landing.

The gardens remain a key selling feature all within a private plot setting being well screened from the roadside with dedicated access and generous gardens with open field views, ample parking provision to driveway and Garage/Outbuilding.

No forward chain involved and consequently internal viewing comes highly recommended given the competitive price point.



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**ENTRANCE VESTIBULE** 8'8" x 3'2" (2.66 x 0.97)  
With uPVC double glazed to three sides and access door, tiled floor covering leading through to...

**ENTRANCE HALLWAY** 5'10" x 4'4" (1.78 x 1.33)  
With uPVC privacy door, staircase approach to first floor level and leading to...

**RECEPTION LOUNGE** 16'0" x 13'0" (4.89 x 3.97)  
Enjoying good levels of natural daylight with an elevated outlook over the property frontage. With uPVC double glazed windows to the front and side elevations, suitably sized to accommodate a furniture suite with a central focal point provided via an electric fire insert with traditionally styled hearth and surround, wall light points, ceiling detail and coving. Open through to...

**INNER HALLWAY**  
Leading to further reception space and ground floor bedroom accommodation with laminate floor covering and understairs storage cupboard.

**BREAKFAST KITCHEN** 12'9" x 9'3" (3.90 x 2.82)  
With elevated outlook over the property rear via uPVC double glazed window with access door to rear entrance porch also. Laminate to floor coverings. Traditionally styled throughout with a range of fitted wall and base units to three wall lengths with contrasting work surfaces over. Neutral tiling with decorative inserts, gas hob with extractor canopy over. Space for a number of freestanding low level white goods, mid level double oven and porcelain style sink and drainer with mixer tap also.

**DINING ROOM** 8'9" x 12'5" (2.69 x 3.81)  
Used by the current vendor as a formal dining space but has potential to be used as an additional sitting room, With uPVC double glazed window to side, laminate to floor covering and double French doors leading to ...

**CONSERVATORY** 13'1" x 9'6" (4.01 x 2.90)  
Boasting a good size with an elevated outlook over the expansive rear courtyard and gardens. With double French doors, dwarf height wall with uPVC double glazed mounted units and Victorian style roof pitch.

**GROUND FLOOR BEDROOM** 11'6" x 12'6" into bay (3.53 x 3.82 into bay)  
Of double bedroom proportions with fitted wardrobes and locker storage over with integrated blinds to the glazing.

**GROUND FLOOR BATHROOM** 9'4" x 6'2" (2.87 x 1.90)  
Well appointed throughout with a walk-in double width shower cubicle with mains fed Aqualisa shower console and shower head. Concealed cistern low flush WC, inset basin with chrome fitted tap points, full tiling throughout extending to floor coverings. With uPVC privacy window to the rear, heated towel rail and inset spotlights to ceiling.



#### **FIRST FLOOR LANDING**

With storage cupboard.

#### **BEDROOM TWO**

With uPVC double glazed window to the rear and side elevations, storage cupboard and of double bedroom proportions. 12'7" x 12'7" (3.86 x 3.85)

#### **BEDROOM THREE**

With fitted wardrobe, uPVC double glazed windows, shelving and further eaves storage. 10'8" x 13'0" (3.27 x 3.98)

#### **EXTERNAL**

This well appointed and ready to move in bungalow offers an established plot setting being well screened from Preston Lane itself. With established planting, shrubbery and hedged border to the immediate front perimeter and extensive brick sett driveway providing ample parking provision leading to the side driveway.

A hard landscaped gravelled forecourt extends to the front boundary perimeter with fencing to the side leading through to a single garage with up and over access door and personnel access door to side. Extending to a further brick built outbuilding with uPVC double glazed windows to the side and rear and access door.

A hard landscaped patio terrace provides a generous seating area with a feature circular raised plant border extending to a large laid to lawn grass section with picket fence detailing and pathway leading to a rear raised decked terrace with a further seating area. With hedged perimeter boundary to the rear and an open field aspect that really must be seen to be fully appreciated. External tap and light points.

#### **AGENTS NOTE**

The subject property offers further scope for improvement and extension given the style of a number of neighbouring homes, with viewing available through the sole selling agent Staniford Grays.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be D

#### **SERVICES :**

Mains water, gas, electricity and drainage are connected.

#### **TENURE :**

We understand the Tenure of the property to be Freehold.

#### **PROPERTY PARTICULARS-DISCLAIMER** PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

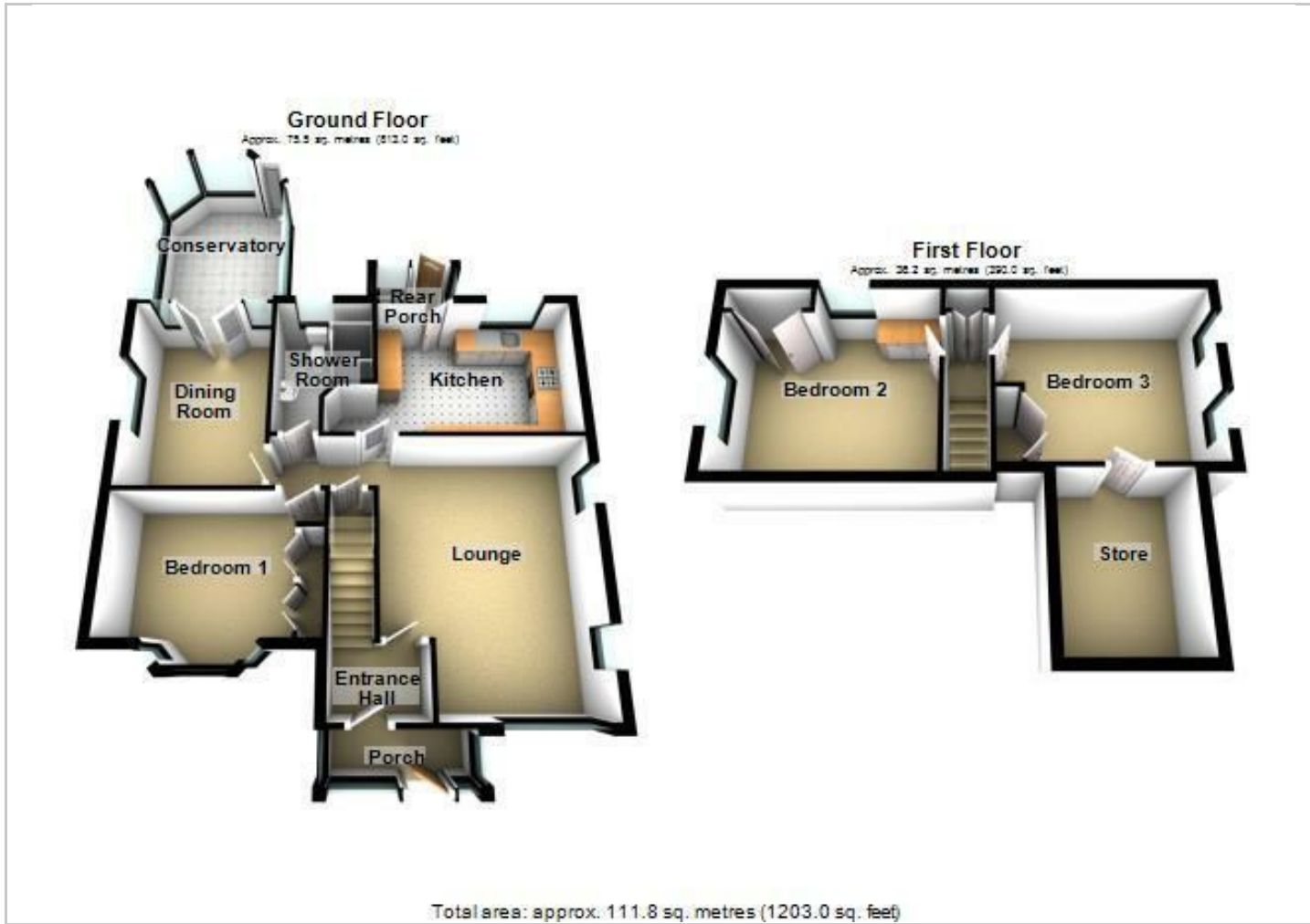
#### **FEES**

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.





## Floor Plans



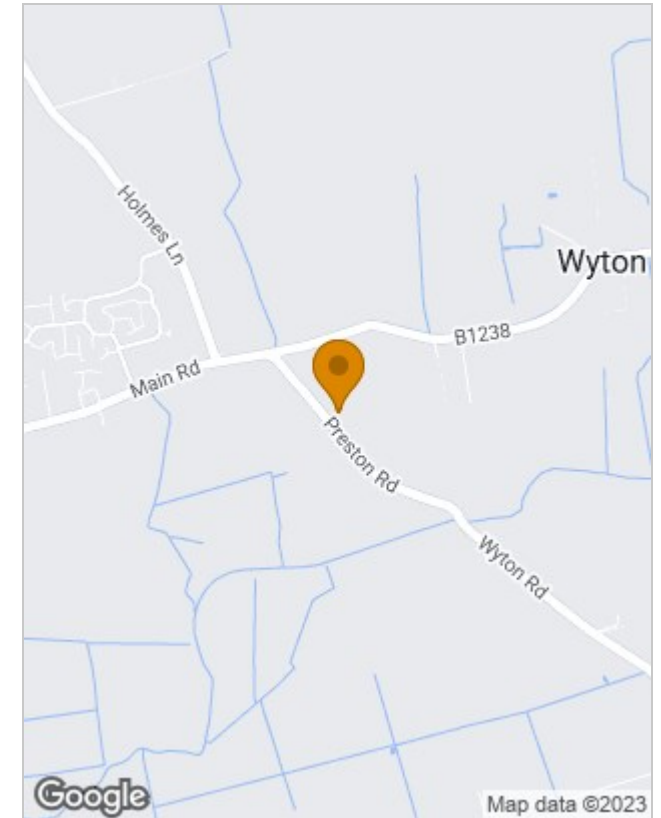
## Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

