

staniford
grays



31 Pilots Way, Hull, HU9 1PS

£349,950





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- FULLY MODERNISED FAMILY HOME
- GENEROUS PLOT SIZE
- WELL PRESENTED
- TWO BATHROOMS
- IDYLIC DOCK SETTING
- DOUBLE GARAGE AND GENEROUS DRIVEWAY PARKING
- FOUR BEDROOMS
- VIEWING ADVISED

UPGRADED AND MODERNISED FAMILY HOME

Having undergone a full programme of modernisation and upgrade internally with attention to detail evident throughout and forming part of this desirable Victoria Dock development.

The property offers spacious family accommodation with contemporary styling throughout. The accommodation to two floor levels in brief comprises; Reception Hallway, Dual aspect Lounge, contemporary Breakfast Kitchen, Dining Room/Reception 2 and Cloakroom W.C. A return staircase leads to the first floor and comprises of Master Bedroom with Ensuite and three further Bedrooms and family Bathroom.

Externally the property occupies a tranquil cul-de-sac position with a generous plot with double driveway and access to a double detached garage.

Excellent commuter access on the A63 corridor and close to the popular Humber Street and Hull Marina.

Viewing advised given the standard of home on offer.



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GROUND FLOOR

ENTRANCE HALLWAY

19'5" x 6'5" (5.93 x 1.97)

A welcoming entrance to this immaculately appointed family home, with composite entrance door with feature glazing. The hallway benefits from tiling to floorcovering, access to first floor via return staircase approach, modern styling throughout including contemporary radiator. Access provided to ground floor reception rooms and...

CLOAKROOM/ W.C

With concealed cistern low flush w.c, uPVC privacy window, wall mounted basin, heated towel rail.

RECEPTION/ LOUNGE

18'8" x 11'5" (5.70 x 3.48)

Enjoying good levels of natural daylight with bay fronted window to the front outlook and double French doors leading to the external patio terrace, providing garden views also. Used currently as a formal lounge space. A central focal point is provided via a decorative hearth.

RECEPTION ROOM TWO / DINING ROOM

10'11" x 11'1" (3.34 x 3.38)

Versatile and flexible in its usage, used currently as an informal snug, but could also be used as a formal dining space, with uPVC double glazed window to the front elevation.

BREAKFAST KITCHEN

15'6" x 10'6" (4.73 x 3.22)

Having recently undergone a full programme of upgrade and improvement to incorporate a range of high gloss grey wall and base units with contrasting work surfaces over. A number of integrated appliances include one & a half bowl sink and drainer with feature hot water mixer tap, integrated dishwasher, integrated washing machine, range cooker with oversize extractor hood, porcelain high gloss floor coverings, soft-closing drawers, space for fridge freezer, inset spotlights to ceiling. Personnel door to side also, in uPVC double glazed finish.

FIRST FLOOR

LANDING

11'11" x 8'11" (3.64 x 2.73)

With uPVC double glazed window to the return staircase opening through to first floor landing with storage cupboard housing wall mounted boiler. Access is provided to four bedrooms and house bathroom.

BEDROOM ONE

11'5" x 11'2" (3.48 x 3.42)

With uPVC double glazed window to the front outlook, fitted wardrobes to wall length.

EN SUITE SHOWER ROOM

7'7" x 4'5" (2.33 x 1.36)

Well specified throughout with uPVC privacy window to side, contemporary sanitaryware comprising of walk-in shower with wet-room area, glazed screening, rainfall suspended showerhead and additional shower console also, inset basin, low flush w.c, heated towel rail, tiling to full wall coverings and flooring also.

BEDROOM TWO

11'5" x 8'0" (3.49 x 2.46)

With uPVC double glazed window to front outlook, of double bedroom proportions.

BEDROOM THREE

11'6" x 7'2" (3.52 x 2.19)

With uPVC double glazed window.



BEDROOM FOUR

Used currently as a dressing room but has potential to be used as a fourth bedroom or study also, with uPVC double glazed window and fitted sliding wardrobes to one full wall length (installed by S&K Fitted Furniture) with a range of hanging heights and fitted shelving. 6'11" x 6'2" (2.12 x 1.90)

HOUSE BATHROOM

Immaculately appointed throughout with traditionally styled sanitaryware incorporating freestanding roll top bath, concealed cistern w.c, wash hand basin, tiling to floor and wall coverings in neutral finish, heated towel rail, inset spotlights to ceiling, uPVC privacy window to rear. 7'9" x 5'9" (2.37 x 1.77)

OUTSIDE

This well presented family home occupies a generous corner plot position at the end of a cul-du-sac with ample parking provision within dedicated driveway, in turn leading to a detached double garage with electronically operated up&over access doors, personnel access door to side and full power and lighting. Gated access leads to the side and rear garden areas extending around the building footprint with a generous paved/patio section. Beyond is a laid to lawn grass section and boarded fencing to perimeter boundary extending around side of property, with pillared wall detailing to the side garden area also. External tap and light points.

AGENTS NOTE

The vendors have fully upgraded the property internally to create this well presented family home and given the generous plot and garden size comes recommended for further inspection. For an exhaustive list of the improvements made please contact the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We believe the Hull City Council Tax band to be 'E'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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



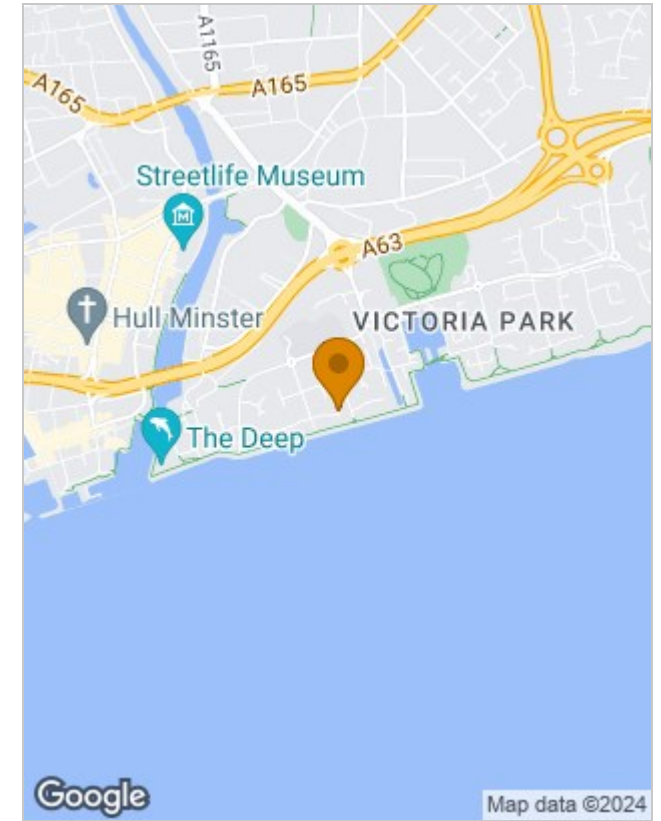
Viewing

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.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	