



**14 Holmes Lane, Hull, HU11 4EY**

**£410,000**

Urban Property are proud to present this remarkable double fronted three bedroom detached bungalow on an exceptionally large plot, within the highly desirable village of Bilton. This stunning true bungalow benefits from multiple off street parking facilities including a large block paved driveway leading to a double length garage. With open views to the rear, the stunning large garden also provides a workshop/storage unit with electrics, plus an outside WC and an additional shed making ideal storage facilities. This property is presented to an immaculate standard must be viewed to appreciate the accommodation on offer. The bungalow comprises of an entrance porch, entrance hall, three bedrooms (two double) and all fitted, a contemporary shower room, extensive fitted kitchen with centre island, spacious lounge and a large conservatory.

Viewing highly recommended for this truly stunning property!

Urban Property are proud to present this remarkable double fronted three bedroom detached bungalow on an exceptionally large plot, within the highly desirable village of Bilton. This stunning true bungalow benefits from multiple off street parking facilities including a large block paved driveway leading to a double length garage. With open views to the rear, the stunning large garden also provides a workshop/storage unit with electrics, plus an outside WC and an additional shed making ideal storage facilities. This property is presented to an immaculate standard must be viewed to appreciate the accommodation on offer. The bungalow comprises of an entrance porch, entrance hall, three bedrooms (two double) and all fitted, a contemporary shower room, extensive fitted kitchen with centre island, spacious lounge and a large conservatory.

Viewing highly recommended for this truly stunning property!

Council Tax Band D

Entrance Porch:

Welcoming you with double uPVC double glazed doors, the entrance porch leads to:

Entrance Hall:

Step into the inviting entrance hall, with carpeted flooring, uPVC double glazed door, two radiators, and convenient access to the loft space via a pull-down ladder. A built-in storage cupboard offers practicality.

Bedroom One:

Enjoying abundant natural light via a uPVC window to front aspect, this delightful double bedroom boasts carpeted flooring, fitted wardrobes, coving to ceiling and a radiator.

Bedroom Two:

Similar to the first bedroom, this double bedroom offers a uPVC double glazed window to the front aspect, carpeted flooring, fitted wardrobes, coving to ceiling and a radiator.

Bedroom Three:

The third bedroom features carpeted flooring, fitted wardrobes, coving to ceiling and a radiator. As well as a uPVC double glazed window to the side aspect, offering views of the surrounding landscape.

Contemporary Shower Room:

A spacious contemporary shower room, complete with tiled flooring and fully tiled walls. Highlights include a double shower enclosure, hand wash basin set on a vanity unit, and a low-level WC. Fitted cabinets offer storage solutions, heated towel rail and a uPVC double

glazed window to the side aspect.

Modern Fitted Kitchen:

The spacious and extensively fitted kitchen features real wood flooring and a range of base, wall, and drawer units. A centre island adds functionality with built in storage and breakfast bar. Tiled splash-backs complement the contrasting work surfaces. Stainless steel appliances include a sink with mixer tap, plumbing for a washing machine and dishwasher, and space for additional appliances. Radiators and uPVC double glazed windows offer views of the side and rear aspects. Access to the conservatory is granted through a uPVC double glazed door.

Lounge:

A spacious lounge, with carpeted flooring, coving to ceiling, a feature fireplace with a gas fire, radiator and French doors, flanked by matching side panels, lead to the conservatory, inviting natural light into the room.

Conservatory:

A delightful and large extension to the home, the conservatory welcomes natural light through uPVC double glazed windows and French doors. Tiled flooring adds practicality to the space. Overlooking and with access to the rear garden.

Exterior:

The front of the property impresses with a generous block-paved front and driveway, leading to the double-length garage. Ample off-road parking is provided, complemented by a lawn area. Access to the rear garden is granted through gates on both sides of the bungalow, while double wrought iron gates and a brick wall form the front boundary. The impressively large rear garden with open views, featuring a spacious block-paved patio area and lush lawn, has a variety of trees, plants, and shrubs which enhance the natural beauty of the space. A detached workshop/storage unit with electrics offers versatility, alongside an additional shed for garden equipment and an outdoor WC. Side access leads to the double-length garage.

Double Length Garage:

Complete with an up-and-over door, electrics, and side door access from the rear garden, the double-length garage offers convenience and functionality. A double glazed window to the side elevation illuminates the space.

Thinking of moving? Contact us on 01482 226560 to arrange your free no obligation market appraisal. We are your local, family run Estate Agents offering a personal, bespoke professional service at an unbeatable fee.

#### Disclaimer

-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website [www.urbanpropertyhull.co.uk](http://www.urbanpropertyhull.co.uk).

-To arrange a viewing for this property please contact Urban Property 01482 226560 356 Holderness Road Hull HU9 3DQ.

-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

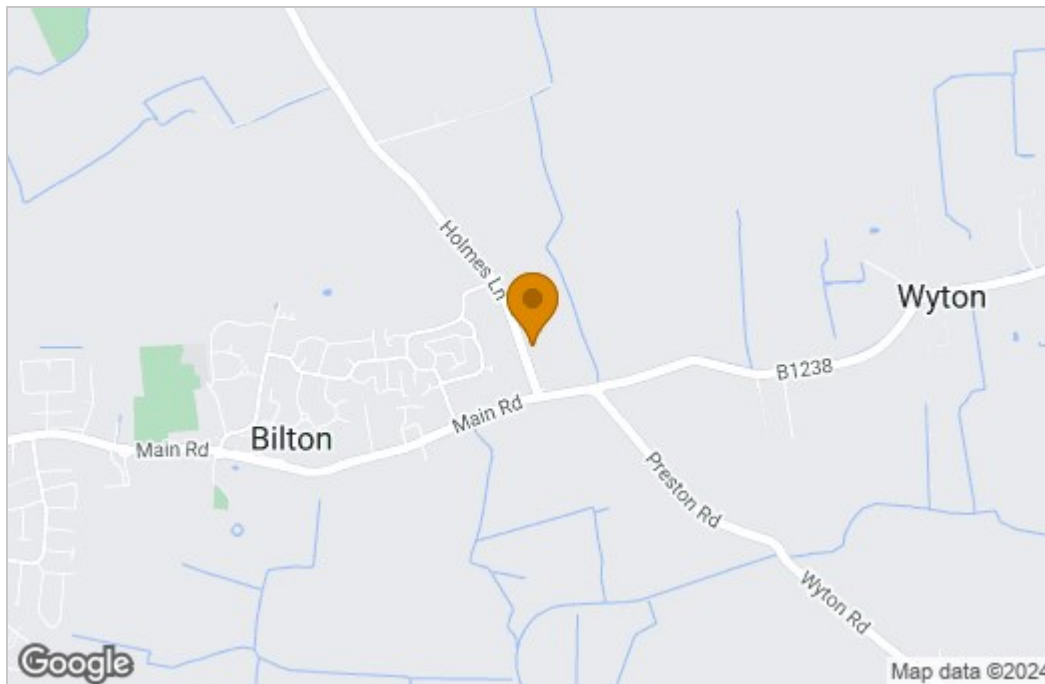
All mortgages are subject to status and valuation.

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

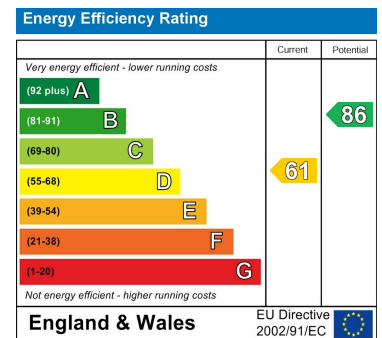
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.