



75 Ganstead Lane, Hull, HU11 4BB

£340,000

Urban Property is delighted to present this beautifully extended, five-bedroom semi-detached home, situated in the highly sought-after area of Bilton with No Chain Involved! This spacious property offers ample off-street parking with a private driveway and garage, along with a generous rear garden perfect for outdoor living. The stunning rear extension features an open-plan dining area that seamlessly connects to a modern, expansive kitchen with bi-folding doors, enhancing natural light and space. The home also boasts two well-proportioned reception rooms, while the second floor offers a large master bedroom and a fifth bedroom, ideal for versatile use. The property is situated on a generous plot, featuring a private driveway leading to the garage and a spacious rear garden. The garden includes a large lawn area, composite decking, a storage shed, and a garden room. Perfect for your growing family, this home is a must-see — book your viewing today!

Urban Property is delighted to present this beautifully extended, five-bedroom semi-detached home, situated in the highly sought-after area of Bilton with No Chain Involved! This spacious property offers ample off-street parking with a private driveway and garage, along with a generous rear garden perfect for outdoor living. The stunning rear extension features an open-plan dining area that seamlessly connects to a modern, expansive kitchen with bi-folding doors, enhancing natural light and space. The home also boasts two well-proportioned reception rooms, while the second floor offers a large master bedroom and a fifth bedroom, ideal for versatile use. The property is situated on a generous plot, featuring a private driveway leading to the garage and a spacious rear garden. The garden includes a large lawn area, composite decking, a storage shed, and a garden room. Perfect for your growing family, this home is a must-see — book your viewing today!

The current owners have made several significant upgrades to the property, including:

- A recent boiler installed just two years ago.
- Replacement of the roof.
- Installation of new windows, doors, fascias, soffits, and guttering.
- A loft conversion to regulations, adding two bedrooms
- Modern bathrooms and toilets fitted to a high standard.
- Upgrades to the garage and outbuildings.
- A new kitchen with elegant quartz worktops and upstands.
- New carpets and underlay fitted throughout the house.
- High-quality Karndean flooring fitted downstairs, complete with a lifetime warranty.
- A cosy log burner installed in the family room by an accredited professional.
- Composite decking added to the rear garden, enhancing the outdoor space.

The property briefly comprises of:

The ground floor begins with an entrance Porch which has a composite entrance door, and a further upvc door to the welcoming hallway.

The hallway features Karndean flooring, feature window to the side aspect, stairs leading to the first floor with two under stairs storage cupboards, radiator, door to the lounge, downstairs wc and the kitchen.

Downstairs WC with Karndean flooring, modern corner vanity unit with wash basin, tiling to splash backs and wc, window to side aspect.

The light and airy Lounge features a large bay window to the front aspect, radiator and wall mounted gas fire with

carpet flooring.

The hallway leads to spacious, beautifully designed kitchen featuring Karndean flooring and modern built-in storage. The kitchen is equipped with sleek wall and base units, complemented by elegant quartz worktops and upstands. It includes an integrated electric oven, microwave, and induction hob with an extractor overhead. There is a full-length integrated fridge and freezer, a dishwasher, and space-saving storage for a full-size washing machine and dryer, all cleverly concealed within the cabinetry. The boiler is neatly housed in a cupboard. With two side-facing windows allowing natural light to flood in, the kitchen flows seamlessly into the open-plan dining area.

Flowing from the kitchen, the open-plan design extends into the impressive 26-foot second reception family room and dining area. This inviting space includes a cosy log-burning stove, ample room for a dining table, and a skylight with shutters for adjustable natural light. The bi-folding doors, also fitted with full-width shutters, overlook the rear garden, seamlessly blending indoor and outdoor living.

On the first floor, the landing with a window leads to bedrooms two, three, and four, with two of these being generously sized double rooms, bedroom two also has fitted wardrobes and a bay window over looking the front aspect. This floor also features a modern family bathroom complete with a large jet bath with mixer shower tap, vanity wash basin and a separate shower, as well as an additional separate WC. Stairs provide access to the second floor.

On the second floor, a landing with a Velux window leads to the master bedroom, which features two windows overlooking the rear aspect. This floor also includes bedroom five, complete with its own Velux window. Both rooms and all modifications have been completed to regulations.

The property is situated on a generous plot, featuring a private driveway leading to the garage and a spacious rear garden. The garden includes a large lawn area, composite decking, a storage shed, and a garden room.

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.

-Room Measurements in these particulars are only approximations and are taken to the widest point.

-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.

-To arrange a viewing for this property please contact Urban Property 01482 226560 350 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.

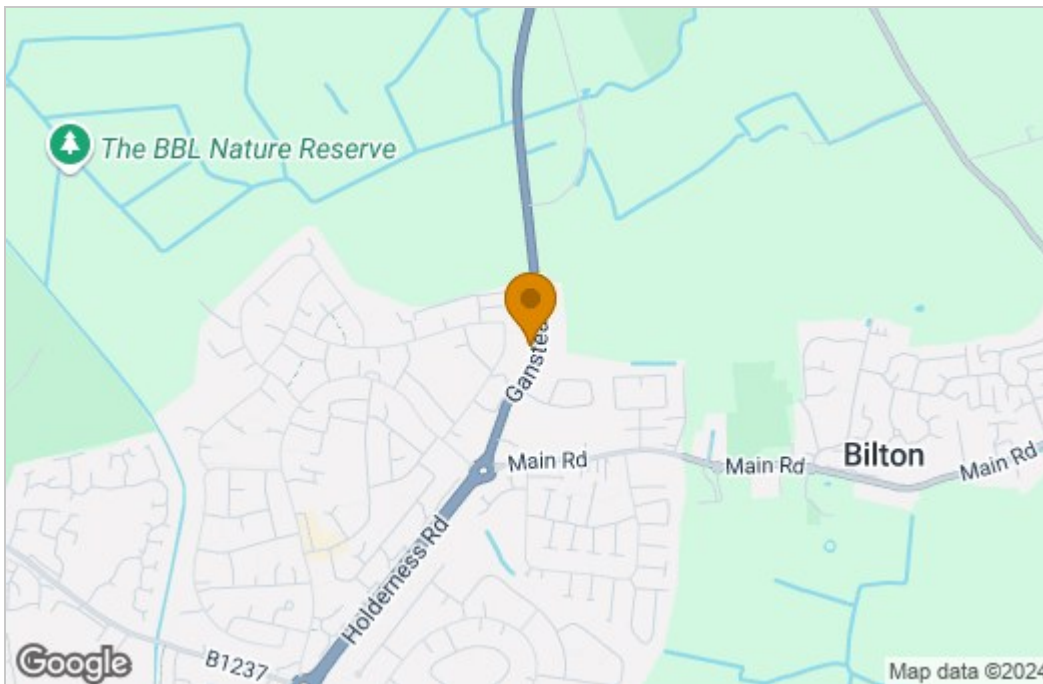
All mortgages are subject to status and valuation.

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

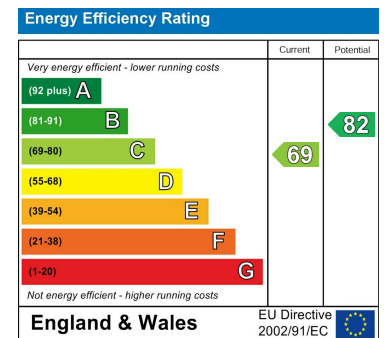
Floor Plan



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.