



15 Cherry Tree Close, Bilton, HU11 4EZ

£245,000

This four bedroom semi detached property is situated in the ever popular area of Bilton! This property is well presented throughout and is in move-in condition! Within close proximity to local schools, amenities and excellent bus service into the city centre! Benefiting from off street parking! Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hall, lounge, downstairs w/c, dining room and kitchen to the ground floor. The first floor comprises; landing, four bedrooms and a bathroom. To the front & side of the property is a block paved private driveway providing ample parking. To the rear is a fully enclosed garden with paved path, lawn, decking, timber 10 x 8ft summer house, a new 8 x 4ft metal shed and a plastic 6 x 4 garden shed and a converted garage currently used as storage. (Housing hot tub which can be negotiated separate.)

Entrance hallway
With entrance door, window to the front, carpet flooring, radiator, stairs off and doors to:

Lounge
With bay window to the front, carpet flooring, radiator and feature fireplace.

Downstairs W/C
With vanity hand wash basin & low flush w/c.

Dining Room
With carpet flooring, radiator and French doors to rear.

Kitchen
With window to the rear, laminate flooring, range of wall & base units, contrasting work surface & tiling to splash backs, electric oven, gas hob, extractor hood, plumbing for automatic washing machine, 1 1/4 sink unit with chrome mixer tap over, space for dryer, space for fridge freezer and door to rear.

Landing
With carpet flooring and doors to:

Bedroom one
With space for super king size bed, window to the front, carpet flooring and radiator.

Bedroom two
With space for king size bed. window to the rear, carpet flooring and radiator.

Bedroom three
With window to the rear, carpet flooring, radiator and fitted sliding mirror wardrobes.

Bedroom four
With window to the front, carpet flooring and radiator.

Bathroom
With window to the side, tiled flooring, tiled walls, P shaped bath, shower over, vanity hand wash basin & w/c.

Converted garage 19ft x 9.5ft
With laminate oak flooring and plaster board walls. French doors to front and extra wide UPVC door to side. Electrics with own distribution panel inside. Outside electrics for garden lighting. Currently used as storage. (Housing hot tub which can be negotiated separate.)

Exterior
To the front & side of the property is a block paved private driveway providing ample parking. To the rear is a fully enclosed garden with paved path, lawn, decking,

timber 10 x 8ft summer house, a new 8 x 4ft metal shed and a plastic 6 x 4 garden shed.

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.

-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.

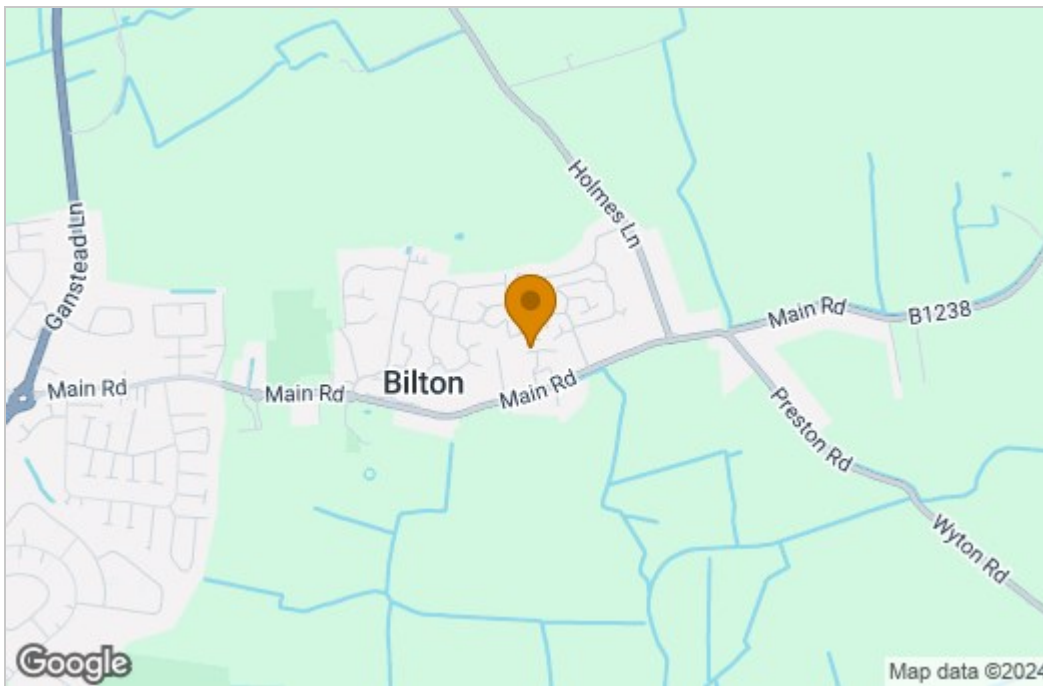
All mortgages are subject to status and valuation.

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

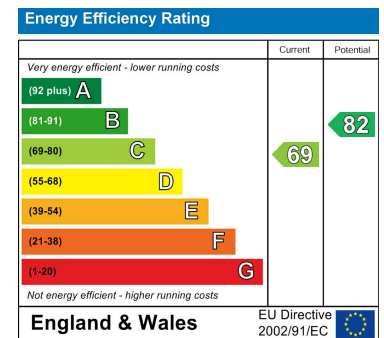
Floor Plan



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.