

## 1 Hill Cottages, Flinton, HU11 4NF

**£155,000**

Urban Property are now in receipt of an offer for the sum of £165,000 for 1, Hill Cottages Flinton, HU11 4NF. Anyone wishing to place an offer on this property should contact (Agent name, address & telephone number) before exchange of contracts.

Brought to the market with no chain involved! This 4 bedroom semi detached property is situated in Flinton, approached through Bilton. Installed with LPG heating & double glazing. Accommodation briefly comprises; Entrance hallway, lounge, dining kitchen, downstairs w/c and conservatory to the ground floor. The first floor comprises; landing, 4 bedrooms, bathroom and separate shower room. From the landing are stairs to the loft space. To the front of the property is a private driveway and lawned garden. To the rear is a fully enclosed garden majority laid to lawn.

#### Entrance Porch

With entrance door and door leading to:

#### Hallway

Featuring a side window, laminate flooring, radiator, and staircase to the first floor.

#### Through Lounge - 8m x 6m

A spacious dual-aspect room with a bay window to the front and window to the rear, laminate flooring, two radiators, two fireplaces, storage cupboard, and sliding doors opening into the conservatory.

#### Conservatory

With access to the rear garden via a single door.

#### Dining Kitchen - 6m x 3.6m

Fitted with a range of wall and base units with contrasting work surfaces and tiled splashbacks. Includes a vinyl floor, windows to the front and side, electric oven, halogen hob, extractor hood, plumbing for an automatic washing machine, radiator, and sliding doors to the rear.

#### Inner Hall

With side window, tiled flooring, and door to the front.

#### Downstairs W/C

Includes a window to the side, tiled flooring, part-tiled walls, pedestal wash basin, and low flush W/C.

#### First Floor Landing

Carpeted flooring with stairs leading to the loft and doors to:

#### Bedroom 1 - 4.27m x 3.23m

With a window to the rear, carpet flooring, radiator, and feature cast iron fireplace.

#### Bedroom 2 - 3.97m x 3.52m

Features a front-facing bay window, carpet flooring, radiator, and built-in storage cupboard.

#### Bedroom 3 - 3.60m x 2.25m

Dual-aspect room with windows to the front and side, carpet flooring, and radiator.

#### Bedroom 4 - 2.68m x 2.45m

With a front-facing window, carpet flooring, and radiator.

#### Shower Room - 1.95m x 1.62m

Comprising a rear window, laminate flooring, heated towel rail, vanity wash basin, and a corner shower unit with mains-fed drench shower.

#### Bathroom - 3.60m x 2.26m

With windows to the side and rear, laminate flooring, part-tiled walls, radiator, low flush W/C, pedestal wash basin, and panel-enclosed bath.

#### Loft Room - 4.5m x 3.5m

With Velux windows to the front and rear, carpet flooring, radiator, and eaves storage.

#### Exterior

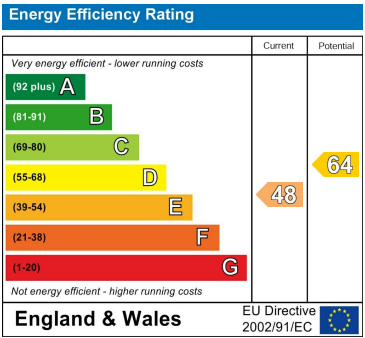
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Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.