

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



86 Ganstead Lane, Bilton, Hull, East Yorkshire, HU11 4BA

- 📍 Superlative Property
- 📍 Significantly Extended
- 📍 4 Bedrooms
- 📍 Council Tax Band = D
- 📍 Stunning Rear Garden
- 📍 Garden Chalet
- 📍 Countryside Views
- 📍 Freehold/EPC = D

£399,950

INTRODUCTION

With beautiful countryside views to the rear, is this superlative semi detached dormer property which has been significantly extended over the years. Immaculately presented, both inside and out, an early viewing is strongly recommended to fully appreciate the appeal of this beautiful home. The accommodation affords great versatility and is depicted on the attached floorplan. Feature include an impressive living room with deep bay window, living kitchen, dining room, garden room, ground floor bedroom and well equipped bathroom. There is also a utility room situated off the kitchen. Upon the first floor are 3 further double bedrooms served by a shower room. The accommodation boasts gas fired central heating to radiators and uPVC double glazing, in addition to which the property has been externally insulated complete with a positive input ventilation unit (PIV). Outside a gated entrance provides access to the front parking forecourt with a side drive leading onwards to the single garage. The rear garden is an absolute delight providing a lovely view across open countryside. At the bottom of the garden lies an extensive decked patio area ideal to entertain upon or enjoy complete with a large garden chalet which has a fitted bar. In all, a simple stunning property which is much larger than its initial appearance and we would urge any interested party to arrange a viewing.

LOCATION

The property occupies a prominent position along Ganstead Lane, ideally placed for access to Hull City Centre or the beautiful East Yorkshire coast line. The village has a local primary school and is within the catchment area for South Holderness Academy and sixth form college. An ASDA also lies nearby.

ACCOMMODATION

Double entrance doors open to:



ENTRANCE HALL

A central hallway with stunning oak flooring, extends through to an inner hallway.



INNER HALLWAY

11'0" x 11'0" approx (3.35m x 3.35m approx)

With stunning oak flooring and a turning staircase leading up to the first floor above and with storage cupboard beneath.

LIVING ROOM

20'3" x 11'10" approx (6.17m x 3.61m approx)

A beautiful room with deep bay window to front front elevation. The focal point of the room is a feature limestone fireplace housing electric fire. stunning oak flooring throughout.



DINING ROOM

12'5" x 10'0" approx (3.78m x 3.05m approx)

Accessed via double doors from the inner hallway. Patio doors lead through to the garden room.



GARDEN ROOM

12'0" x 9'0" approx (3.66m x 2.74m approx)

Overlooking the rear garden with double doors leading out to the patio.



LIVING KITCHEN

27'5" x 11'10" approx (8.36m x 3.61m approx)

Reducing to 9'10". A stunning space to enjoy day to day. There is an extensive range of fitted base and wall mounted units complimented by worksurfaces. There is a one and a half sink and drainer with mixer tap, integrated Neff double oven, five ring gas hob, filter hood above, dishwasher, fridge freezer plus extra freezer. A window provides a fabulous view down the garden.



UTILITY ROOM

7'0" x 6'0" approx (2.13m x 1.83m approx)

With fitted base and wall mounted units, plumbing for automatic washing machine and space for dryer, tiled flooring. External access door to rear.



CLOAK ROOM

With wash hand basin. Plumbing available for a W.C..

BEDROOM 1

13'5" x 8'5" approx (4.09m x 2.57m approx)

Up to a run of fitted wardrobes to one wall having sliding mirrored fronts. Bow window to front elevation.



BATHROOM

10'4" x 6'4" approx (3.15m x 1.93m approx)

With suite comprising low level W.C., pedestal wash hand basin, panelled bath and shower cubicle with both a rainhead and handheld shower system, tiling to the walls and floor, heated towel rail.



FIRST FLOOR

LANDING

BEDROOM 2

19'2" x 8'4" approx (5.84m x 2.54m approx)

With window to the rear providing a stunning view across adjoining farmland.



BEDROOM 3

17'0" x 9'4" approx (5.18m x 2.84m approx)
With fitted mirror fronted wardrobes, dressing table and drawers, window to side elevation.



BEDROOM 4

15'3" x 8'3" approx (4.65m x 2.51m approx)
With window to rear providing a fabulous view across garden and adjoining farmland.



VIEW



SHOWER ROOM

With suite comprising low level W.C., wash hand basin, shower cubicle, tiling to the walls, heated towel rail.



OUTSIDE

The property occupies a good sized plot with gates opening to a driveway which provides multiple parking and leads onwards to the side of the property and to the garage. The rear garden is idyllic. Wonderful views are available to the rear across open fields. Directly to the back of the property, lies a block set patio with an extensive lawn beyond. At the bottom of the garden lies an extensive decked patio, ideal for relaxing and entertaining complete with a significant garden chalet with bar area. The garden also includes shed, children's play house and play area. The single garage has an access door to the front and double opening doors to the side making access easy in and out of the garden.



CHALET



DECKING



REAR VIEW



VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

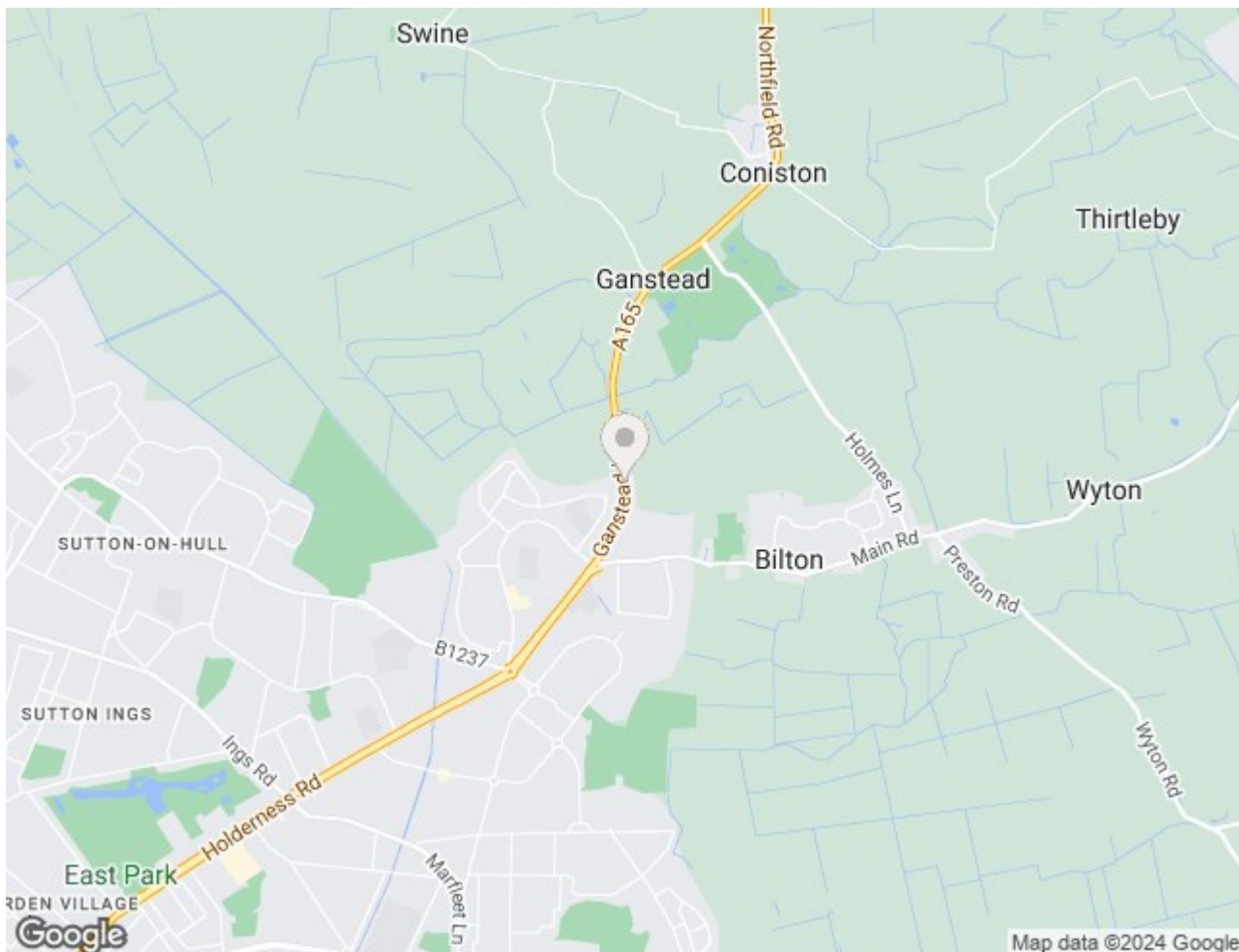
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

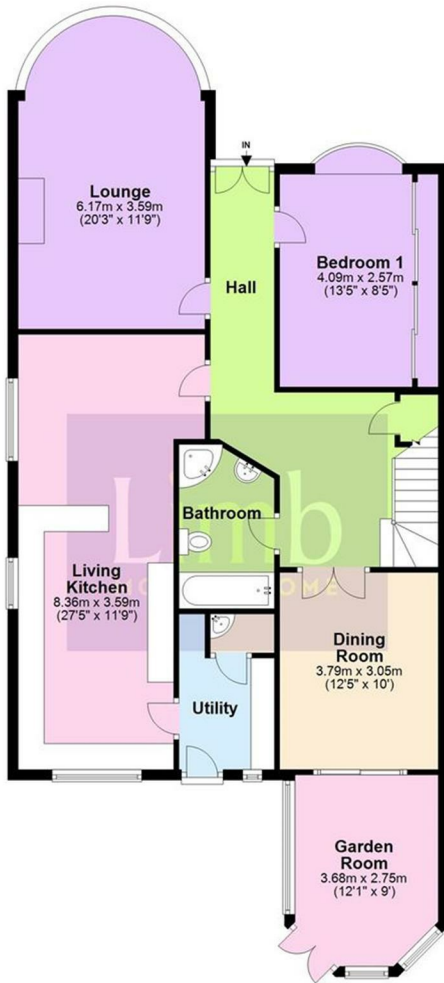
VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Ground Floor

Approx. 108.5 sq. metres (1167.7 sq. feet)



First Floor

Approx. 56.4 sq. metres (606.8 sq. feet)



Total area: approx. 164.9 sq. metres (1774.5 sq. feet)

