



SYMONDS + GREENHAM

Estate and Letting Agents



49 St. Peters View, Hull, HU11 4AE

Offers in the region of £170,000

MODERN THREE-BEDROOM SEMI-DETACHED HOME WITH SPACIOUS CONSERVATORY - QUIET CUL-DE-SAC LOCATION IN SOUGHT-AFTER BILTON VILLAGE, CLOSE TO SCHOOLS AND AMENITIES - DRIVEWAY, GARAGE, AND WELL-MAINTAINED GARDENS—IDEAL FOR FAMILY LIVING?

Nestled in the tranquil cul-de-sac of St. Peters View in the charming village of Bilton, Hull, this stunning three-bedroom semi-detached house is a true gem for families seeking a modern and comfortable home. The property boasts a beautifully presented interior, enhanced by a delightful conservatory extension that floods the space with natural light, creating a perfect setting for relaxation and family gatherings.

As you enter, you will be greeted by a warm and inviting atmosphere, showcasing the care and attention that has gone into maintaining this home. The spacious reception room offers a versatile area for entertaining or unwinding after a long day. The well-appointed kitchen provides functionality and style, making it a joy to prepare meals for loved ones.

The three generously sized bedrooms are ideal for family living, providing ample space for rest and personalisation. The modern bathroom is designed with comfort in mind, ensuring a refreshing start to your day. Outside, the property features a side driveway and garage, offering convenient parking and additional storage options. The garden space is perfect for outdoor activities, gardening, or simply enjoying the fresh air.

Situated within close proximity to highly regarded schools, this home is perfectly positioned for families. The peaceful surroundings of Bilton, combined with the modern amenities of the property, make it a rare find in today's market. Early viewings are highly recommended to fully appreciate the charm and potential of this exceptional home. Come and see for yourself; you may just find your dream family residence!

GROUND FLOOR

ENTRANCE HALL

LOUNGE

16'2 x 13'3 max (4.93m x 4.04m max)

With bay window and feature fireplace

KITCHEN

13'3 x 10'1 max (4.04m x 3.07m max)

With a range of base to eye level units, complementary work top surfaces, sink and draining unit, electric oven and gas hobs with overhead extractor fan, space for fridge freezer, space for washing machine, space for drier, French doors leading to the conservatory

CONSERVATORY

13'0 x 9'5 max (3.96m x 2.87m max)

With French doors leading to the garden

FIRST FLOOR

BEDROOM ONE

13'3 x 8'8 max (4.04m x 2.64m max)

With fitted wardrobes

BEDROOM TWO

11'10 x 7'1 max (3.61m x 2.16m max)

With fitted wardrobes

BEDROOM THREE

8'3 x 6'2 max (2.51m x 1.88m max)

BATHROOM

6'0 x 5'0 max (1.83m x 1.52m max)

Featuring a panelled bath with overhead shower attachment, hung hand basin, low level w.c. heated towel rail, tiled floor to ceiling

OUTSIDE

The front of the property is gravelled with a paved drive to the side leading to the garage. The rear garden is mainly patio paved and partly gravelled

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "C"

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

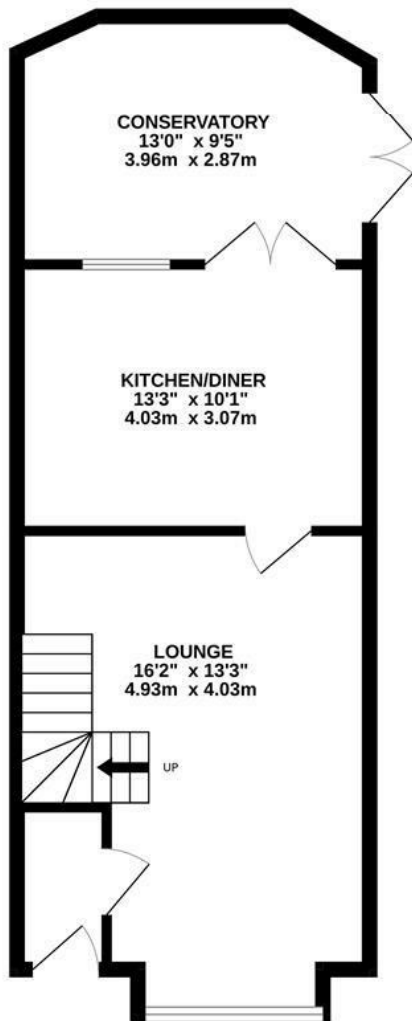
TENURE

Symonds + Greenham have been informed that this property is Freehold

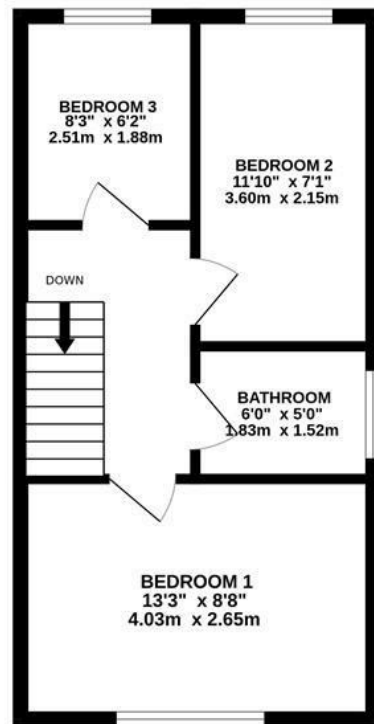
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	68	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

