

Whitakers

Estate Agents



103 Hull Road, Hull, HU11 4LD

Asking Price £415,000

A stunning traditional style detached bungalow situated within yards of the Bilton Golf Course and standing in beautiful gardens of excellent proportion. Enjoying the spacious rooms expected of a build of this age, the accommodation briefly comprises reception hall, lounge, dining room, conservatory, fitted breakfast kitchen with appliances, rear porch to utility area, three fitted bedrooms with the Master having en suite amenities and a family bathroom. With gas central heating to radiators and double glazing, the property has a brick built garage with an electrically controlled vehicular door and plenty of space to accommodate a number of vehicles on the driveway area. A rarely available opportunity to purchase a property of such quality, internal inspection will certainly not disappoint

Reception Hall 19'8" x 4'11" (6.00 x 1.50)
Attractive laminate flooring, delft shelf, feature archway and a radiator

Lounge 17'2" x 12'11" (5.24 x 3.94)



Having an angled bay window to the front aspect and window to the side aspect allowing plenty of natural light,. Ornate coving to the ceiling surround, ceiling rose and a radiator. An attractive feature fireplace housing a log burner which offers a lovely ambience when in use.

Breakfast Kitchen 19'5" x 17'10" max (5.92 x 5.45 max)



Accessible via double doors from the reception hall and having an extensive range of attractive fitted floor and wall units with contrasting preparation surfaces, matching breakfast bar and an inset one and a half bowl sink unit and mixer tap. There are two windows to the rear aspect, laminate flooring ,a seating area, spotlights to the ceiling and integrated appliances include an electric double oven, five ring gas hob, a stainless steel extractor canopy, a fridge / freezer and a dishwasher.

Dining Room 11'5" x 10'6" (3.48 x 3.21)



Two feature arched windows to the side aspect, a radiator, laminate flooring and Patio doors give access to :

Conservatory 15'2" x 9'0" (4.63 x 2.75)



Having a ceiling with spotlights, this lovely sunny area has French Doors giving access to the rear garden.

Rear Porch

Accessed from the seating area in the breakfast kitchen with a door to the front aspect of the property and running down to the rear, there is a tiled floor and leads to :

Utility Area



Plumbed for an automatic washing machine and opening to the garage.

Master Bedroom 12'11" x 12'11" (3.96 x 3.94)

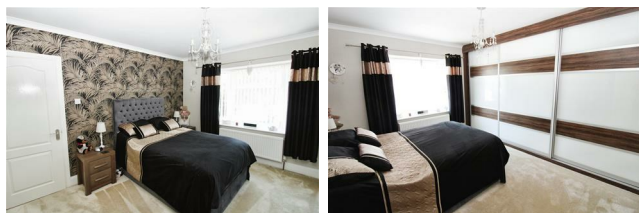


Window to the side aspect, attractive fitted wardrobes with sliding doors and a radiator.

En Suite

Tiled floor and walls, a plumbed shower unit within an independent enclosure, wash hand basin, low level wc and an extractor fan.

Bedroom Two 13'0" x 11'10" (3.97 x 3.63)



Angled bay window to the front aspect, again, attractive fitted wardrobes with sliding doors and a radiator

Bedroom Three 12'5" x 11'10" (3.79 x 3.63)



Window to the side aspect, attractive fitted wardrobes with sliding doors, dressing table unit and drawers and a radiator.

Family Bathroom



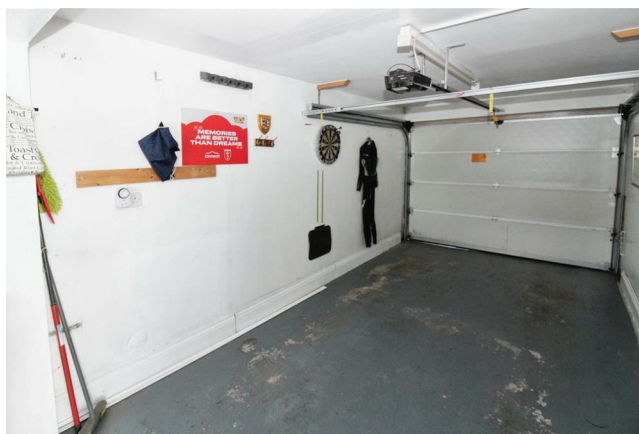
A suite in white to comprise an impressive rolled top bath with clawed feet and a Victorian style taps. Wash hand basin within an extensive vanity unit and a low level wc. There is a plumbed shower unit within an independent corner enclosure, tiled walls, spotlights to the ceiling and two tall radiators.

Gardens



Truly a gardeners paradise, the property stands in a plot of fabulous proportion with the front garden laid mainly to lawn with decorative aggregate and a selection of trees and shrubs. To the rear is a garden which is laid mainly to lawn with borders and beds having a variety of trees, flowers and shrubs, paved patio areas, an allotment area, storage sheds, a greenhouse, a decking seating area, firepit, a summerhouse and Pagodas with one currently housing a hot tub. Outside electric supply is available.

Garage 20'6" x 9'2" (6.25 x 2.81)



Accessible via a long driveway and extra turning area which affords plenty of space for a number of vehicles, the garage is brick built to the side of the property and has an electronically controlled vehicular door.

Tenure

This property is freehold

Council Tax

East Riding of Yorkshire Council - band D

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very low

Mobile Coverage/Signal - Vodafone

Broadband - Basic 7 Mbps Ultrafast 1000 Mbps

Coastal Erosion -No

Coalfield or Mining Area -No

Planning -No

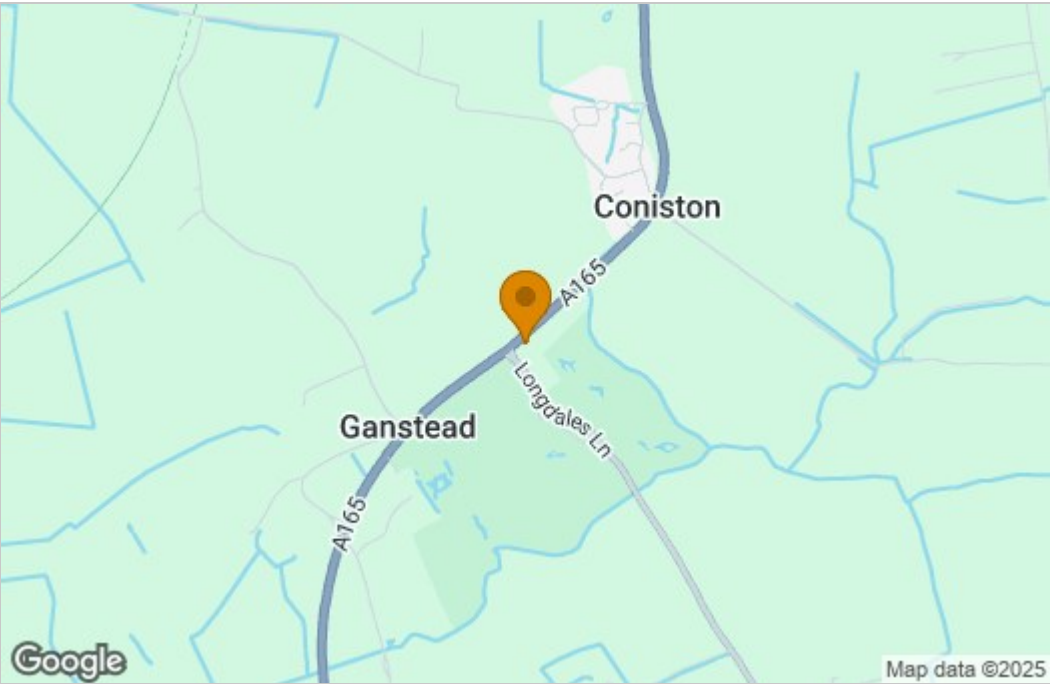
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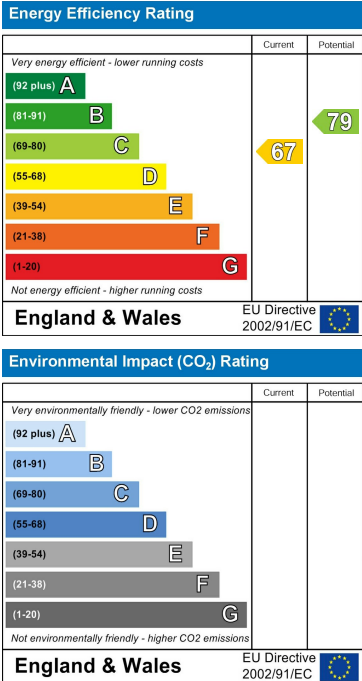
Floor Plan



Area Map



Energy Efficiency Graph



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