



QUICK & CLARKE
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2 Beech Avenue, Bilton HU11 4EN
Offers in the region of £275,000

- Stunning Property
- Simply Must be Viewed
- Snug & Lounge
- En-Suite to Master
- Super Gardens to Rear
- Extended Accommodation
- Open Plan Dining Room, Kitchen & Garden Room
- Utility
- High Quality Fittings Throughout
- Energy Rating - C

An outstanding home which must be viewed to appreciate the high quality of accommodation on offer with super gardens and attention to detail this truly is a must view home.

LOCATION

This property fronts onto Beech Avenue which leads off Galfrid Road from Main Road within the popular village of Bilton.

Bilton is a large village which is located to the north of the B1238 adjacent to the north eastern boundary of Hull. Community facilities and services include a primary school, a variety of shops and a modern village hall which is set in playing fields.

ACCOMMODATION

The accommodation has been beautifully extended and refurbished with super attention to detail, has UPVC double glazing, mains gas central heating, media sound system which is operated via led panels, has loft insulation, re-wired and a new roof to name but a few of the alterations and enhancements this property has undergone.

PORCH

With external lighting.

ENTRANCE HALL

Composite front entrance door and matching side panels, stairs leading to the first floor, laminate flooring, two wall light points and open plan to:

LOUNGE

17'10 x 12'10 (5.44m x 3.91m)

With a dual fuel stove set in an exposed brick arch and full height exposed brick chimney breast with an inset timber feature mantle, panelling to the walls and built-in shelves to the side of the chimney breast, a deep box bay window, ceiling cornice with built-in pelmet mood lighting, double oak multi-pane doors leading through to the dining room and two traditional style radiators.

SNUG

7'10 x 7'10 (2.39m x 2.39m)

Laminate flooring, built-in speaker, downlighting to the ceiling, column radiator and full height sliding doors leading to:

UTILITY ROOM

7'6 x 4'3 (2.29m x 1.30m)

Comprising worksurface and fitted wall units, one of which houses a modern central heating boiler. There is a vanity unit housing the WC and sink, full height tiling to the walls, downlighting to the ceiling, plumbing for an automatic washing machine, space for a tumble dryer and laminate flooring.

DINING ROOM

18' x 8'7 (5.49m x 2.62m)

Which is open plan to the kitchen and garden room and provides a fabulous open plan entertaining space with all three areas enjoying fantastic views over the rear garden. The dining room has laminate flooring, panelling to the walls, two wall light points, feature beams to the ceiling, an understairs cupboard and two traditional style radiators.

GARDEN ROOM

15'6 x 8'5 (4.72m x 2.57m)

With a vaulted glass ceiling and concertina doors along one wall opening to the patio and rear garden beyond, exposed brick feature walls and laminate flooring.

KITCHEN

9'3 x 15' (2.82m x 4.57m)

With an excellent range of base and wall units incorporating granite worksurfaces with tiled splashbacks, inset twin stainless steel sinks, built-in twin ovens with split level induction hob incorporating an extractor hood over, integrated dishwasher and wine fridge, space for an American style fridge freezer, feature plinth lighting with downlighting to the ceiling and additional worksurface lighting.

FIRST FLOOR LANDING

With an access hatch leading to the roofspace which is insulated and boarded and has previously had planning permission for a roof conversion. This has since expired but subject to the usual local planning approval offers further potential if required. There is also a useful storage cupboard and doorways to:

MASTER BEDROOM (FRONT)

10'6 x 10'9 net (3.20m x 3.28m net)

With high quality fitted wardrobes incorporating sliding fronts and mirrors, laminate flooring, spotlighting, a column radiator and sliding door leading to:

EN-SUITE SHOWER ROOM

4'8 x 7' overall (1.42m x 2.13m overall)

Independent shower cubicle, low level WC incorporating a sink over, full height tiling to the walls, shaver point, tiled flooring and a ladder towel radiator.

BEDROOM 2 (FRONT)

7'10 x 11'9 (2.39m x 3.58m)

An excellent range of fitted furniture incorporating wardrobes

with sliding fronts, top storage cupboards, fitted wardrobes and a central desk/dressing table with matching drawers to either side, laminate flooring and one central heating radiator.

BEDROOM 3 (REAR)

8'9 x 10'11 (2.67m x 3.33m)

With an extensive range of fitted bedroom furniture incorporating top storage cupboards and matching bedside tables, wardrobes with full-height sliding fronts along with additional fitted wardrobes, laminate flooring and one central heating radiator.

BEDROOM 4 (REAR)

8'6 x 5'4 (2.59m x 1.63m)

Laminate flooring and a column radiator.

BATHROOM/WC

7'4 x 10' overall (2.24m x 3.05m overall)

Beautifully fitted with a large walk-in shower cubicle, a deep cupboard and drawer unit housing a feature oval sink, low level WC, full height tiling to the walls and tiled flooring, downlight and a feature column radiator.

OUTSIDE

The property fronts onto a double width parking drive with a dwarf walled boundary and there is access along the side of the property leading to a side hand gate and former garage

(this could easily be reinstated into a garage if required).

To the rear is a delightful west facing garden which enjoys a great deal of privacy, a large paved patio adjoins the immediate rear of the garden room with an inglenook style fire place, feature lighting and beyond this is a generous lawned garden with paved pathways leading to a large summer house which is insulated with power laid on. There are raised beds, brick build BBQ area, and a useful outside w.c beyond the garden is the former garage which has been extended to provide storage 13ft 5ins x 5ft 10ins with a 'Man Cave' leading off 10ft x 7ft 9ins which is boarded, insulated with power and light laid on and a fitted bar area, there is a further storage area which can also be accessed from the road running along side the property.

There is also extensive external lighting and outside cold water taps.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band B.

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.