



Ridgestone Avenue, Bilton, Hull, HU11 4AJ

Welcome to

Ridgestone Avenue, Bilton Hull

Situated in the popular residential area of Bilton, this well-presented three-bedroom semi-detached home on Ridgestone Avenue is perfect for families looking for space, comfort, and convenience.





Ground Floor



First Floor

Entrance Porch

Entrance Hall

Living/Dining Room

23' 5" max x 12' 10" max (7.14m max x 3.91m max)

Kitchen

10' 5" max x 7' 5" max (3.17m max x 2.26m max)

Conservatory

13' 10" max x 8' 2" max (4.22m max x 2.49m max)

Landing

Bedroom 1

12' 10" max x 9' 5" max (3.91m max x 2.87m max)

Bedroom 2

10' 9" max x 9' 11" max (3.28m max x 3.02m max)

Bedroom 3

9' 9" max x 6' 5" max (2.97m max x 1.96m max)

Shower Room

6' 3" max x 6' 2" max (1.91m max x 1.88m max)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Ridgestone Avenue, Bilton Hull

- OFF-STREET PARKING AND GARAGE
- THREE GENEROUSLY SIZED BEDROOMS
- COUNCIL TAX BAND: C
- EXCELLENT LOCATION CLOSE TO LOCAL AMENITIES
- CONSERVATORY

Tenure: Freehold EPC Rating: C

Council Tax Band: C

Directions to this property:

See map below for directions. For more information contact the branch on 01482 327913

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR122518



Property Ref:
HDR122518 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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