



## 21 Ingram Avenue, Bilton Hull, East Yorkshire, HU11 4HS

- Two Bedroom Semi Detached Bungalow
- Early Viewing Recommended
- Entrance into Kitchen
- Two Bedrooms
- Gas Fired Central Heating System and Double Glazing
- Well Presented Accommodation
- Pleasant Garden Plot with Two Garages
- Front Facing Lounge
- Shower Room and Separate WC
- Viewing Via Leonards

**Offers In The Region Of £150,000**



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# 21 Ingram Avenue, Bilton Hull, East Yorkshire, HU11 4HS

Two bedroom semi detached bungalow, occupying a pleasant garden plot position with two garages. The well presented accommodation comprises:- Entrance into kitchen, lounge, two bedrooms, bathroom and separate WC. Front stoned area with shared access to the side/rear. To the rear, there is a garage in a block and an additional garage. The rear garden is mainly laid to lawn. Gas fired central heating system and double glazing. Viewing via Leonards please.

## Location

Situated off the Main Road within the attractive/convenient village of Bilton. Served by the Asda Superstore, school, good road links and public transport services provide access into Hull City Centre. Within the City Centre there can be found an extensive range of shopping, leisure and transport facilities including a main line railway connection.

## Entrance into Kitchen

10'0" x 8'2" (3.063m x 2.512m)

Main side entrance door provides access into the property. Containing a range of base and wall units, work surfaces with single drainer sink unit with mixer tap. Appliances of electric oven and hob with space for fridge or freezer and washing machine. Window to the side elevation and radiator.

## Lounge

11'5" x 14'1" (3.498m x 4.296m)

Window to the front elevation, radiator and gas fire.

## Inner Hall

Access to rooms off.

## Bedroom One

10'4" to wardrobes x 12'5" (3.160m to wardrobes x 3.790m)

Patio door provides access to the rear garden, radiator and range of wardrobes. Boiler cupboard with gas fired central heating boiler.

## Bedroom Two

9'0" x 9'5" (2.753m x 2.877m)

Window to the rear elevation and radiator.

## Shower Room

6'9" x 5'6" (2.066m x 1.686m)

Suite of double shower cubicle and wash hand basin, window to the side elevation and part tiled walls.

## Sep WC

WC and window to the side elevation

## Outside

The property occupies a deceptive garden plot and is located at the head of the cul de sac. The front garden area is mainly stoned, a shared driveway leads to the side/rear of the property. The property stands close to a block of garages, with one in the block belonging to the bungalow. There is an additional garage located to the rear. The garden area is mainly laid to lawn with boarders.

## Energy Performance Certificate

The current energy rating on the property is D (68).



### **Mortgage Advice**

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **Purchaser Outgoings**

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number BIL024021000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### **Referral Fees**

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law & Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £62.50 + VAT (£75.00 including VAT) from Jane Brooks Law or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

### **Services**

The mains services of water, gas and electric are connected.

### **Tenure**

The tenure of this property is Freehold.

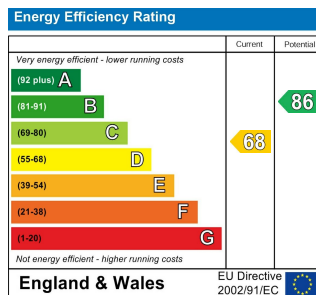
### **Viewings**

Strictly through the sole agents Leonards 01482 375212/01482 330777

### **Free Sales Market Appraisal/Valuation**

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.





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