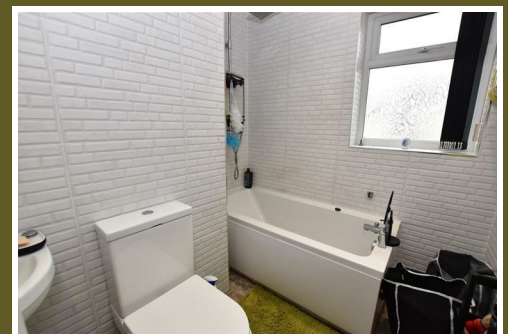




3 Hungerhills Drive, Bilton, Hull, HU11 4HH

- Two Bedroom Mid Terrace Bungalow
- Entrance Porch with access to Hallway
- Rear Facing Kitchen with access to Porch
- Bathroom
- Garage
- Pleasant Cul De Sac Position
- Rear Facing Lounge
- Two Bedrooms
- Low Maintenance Garden Areas
- Gas Central Heating System and External Property Double Glazing

Offers In The Region Of £145,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

3 Hungerhills Drive, Bilton, Hull, HU11 4HH

Two bedroom mid terrace bungalow, occupying a pleasant cul de sac position. Recommended for an internal viewing the accommodation comprises:- Entrance porch, hallway, rear facing lounge, rear facing kitchen with access to the rear porch, two front facing bedrooms and bathroom. Low maintenance garden areas with a single garage with rear access from the ten foot. Gas fired central heating system and external property double glazing. Viewing via Leonards please.

Location

Situated off Galfrid Road, which is located 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 Porch

Main front entrance door provides access into the property. Inner single glazed door leads into:

Hallway

Wooden effect flooring, radiator, boiler cupboard with gas fired central heating boiler and access to roof void.

Lounge

10'3" extends to 11'11" x 13'0" (3.140m extends to 3.647m x 3.987m)
Window to the rear elevation, radiator and wooden effect flooring.

Kitchen

7'11" x 10'11" (2.418m x 3.332m)

Fitted with a modern range of base and wall units, work surfaces with single drainer sink with mixer tap. Appliances of electric oven with gas hob over. Space for under counter appliance, radiator, window to the rear elevation and access door to the rear porch.

Rear Porch

7'9" x 4'11" (2.369m x 1.518m)

Single brick construction with window and rear access door. Work top with space for appliances.

Bedroom One

9'7" to wardrobes x 8'7" + bay (2.943m to wardrobes x 2.637m + bay)

Bay window to the front elevation, range of wardrobes, wooden effect flooring and radiator.

Bedroom Two

8'10" x 10'8" (2.700m x 3.268m)

Window to the front elevation and radiator.

Bathroom

4'7" extends to 6'5" x 7'10" (1.412m extends to 1.959m x 2.412m)

Suite of bath with shower over, wash hand basin and WC. Window to the rear elevation, towel rail radiator and extractor fan.

Outside

The property has low maintenance garden areas to the front and rear. A shared side passageway provides pedestrian access to the garden garden area. There is a single garage located to the rear of the property which has access from the shared rear ten foot.

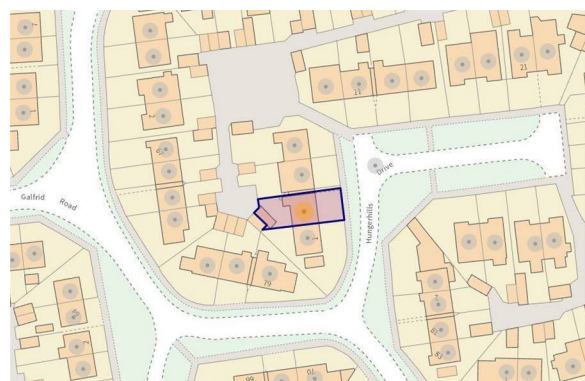
Garage

8'2" x 14'10" (2.498m x 4.537m)

With up and over door, light, power and side window.

Energy Performance Certificate

The current energy rating on the property is 70 (C).



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 BIL022003000. 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, Graham & Rosen and 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 £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. 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. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

Ground Floor



Potential Layout for guidance purposes only.
Plan produced using PlanUp.

3 Hungerhills Drive, Bilton

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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	

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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