



355 Main Road, Bilton, Hull, East Yorkshire, HU11 4DS

- Well Presented Semi Detached Dormer Bungalow
- Two Reception Rooms and Generous Breakfast Kitchen
- Family Bathroom and Shower Room
- Outbuildings including Outside Bar Area
- Gas Central Heating System and Double Glazing
- Standing in a Well Proportioned Garden Plot of approx. 0.18 acres
- Three Double Bedrooms
- Off Road Parking with Shared Driveway to Garage
- Generous Rear Garden Area
- Viewing Highly Recommended

Offers In The Region Of £250,000



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355 Main Road, Bilton, Hull, East Yorkshire, HU11 4DS

Welcome to this charming dormer bungalow located on Main Road in the picturesque village of Bilton, Hull. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for the whole family to unwind and rest comfortably.

The property features two bathrooms, ensuring convenience and privacy for all residents. Situated in a semi-detached setting, this dormer bungalow offers a sense of community while still providing the privacy that comes with a standalone home.

Whether you're looking to settle down in an established neighbourhood or seeking a quaint retreat away from the hustle and bustle of city life, this property in Bilton, Hull, offers the perfect blend of comfort and tranquillity. Don't miss out on the opportunity to make this lovely property your new home sweet home.

Location

Situated along 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 part single glazed entrance door leads into:

Reception Hall

Two radiators, store cupboard and access into the ground floor rooms off.

Lounge

11'0" x 12'10" + bay (3.354m x 3.926m + bay)

A lovely front facing room with bay window, inset log burner, two radiators, wooden effect flooring and access doors leading into:

Dining Room

11'0" x 12'11" (3.356m x 3.953m)

Window opens into the breakfast kitchen, radiator and wooden effect flooring.

Breakfast Kitchen

17'0" x 11'9" (5.187m x 3.598m)

Fitted with a comprehensive range of and wall units, contrasting work surfaces incorporate the single drainer sink unit with mixer tap. Appliances of electric oven and hob with hood over, slimline dishwasher and fridge/freezer. French doors open onto the rear garden area with adjoining rear facing window. Two radiators, tiled flooring and part tiled walls.

Rear Entrance

4'4" x 4'0" (1.325m x 1.230m)

Step down into the rear entrance area, space for washing machine and dryer. Window and rear entrance door.

Bedroom One

10'11" x 11'10" (3.338m x 3.632m)

Bay window to the front elevation and radiator.

Bedroom Two

10'11" x 9'4" (3.339m x 2.854m)

Window to the side elevation and radiator.

Bathroom

7'3" x 8'8" (2.217m x 2.649m)

Four piece suite of bath with hand shower attachment and mixer tap, shower cubicle, wash hand basin and WC. Window to the side elevation, part tiled walls, extractor fan and towel rail radiator.

Lobby

Stairs lead off to the first floor accommodation, radiator and gas fired central heating boiler.

First Floor

Access to eves storage and doors to rooms off.

Bedroom Three

9'5" x 12'11" (2.888m x 3.957m)

Window to the rear elevation, radiator and cupboard.

Shower Room

6'10" x 5'4" (2.101m x 1.649m)

Suite of shower cubicle, wash hand basin and WC. Two windows to the rear elevation, radiator and tiling to the walls.



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Outside

The property occupies a generous garden plot and stands in approx. 0.18 acres title number HS214806. The front stands behind a walled boundary and has off a block paved driveway providing off road parking space. A shared driveway leads to the garage and rear garden area. The well proportioned rear garden is laid mainly to lawn with well stocked borders and mature hedging. There are defined areas for entertaining with pathway access. A real feature of the property is the outside space with a great outdoor bar, open garden seating area, shed and greenhouse.

Garage

11'4" x 23'9" (3.456m x 7.250m)

With electric up and over door, side and rear windows, side persona; access doors, light, power and shelving.

Outdoor Bar

9'0" x 15'11" (2.768m x 4.864m)

A great entertaining space with light and power available and potential to include all the bar fittings and furniture (subject to agreement).

Energy Performance Certificate

The current energy rating on the property is D (60).

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 BIL030355009. 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. None of the services or appliances including boilers, fires and any room heaters have not been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <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.



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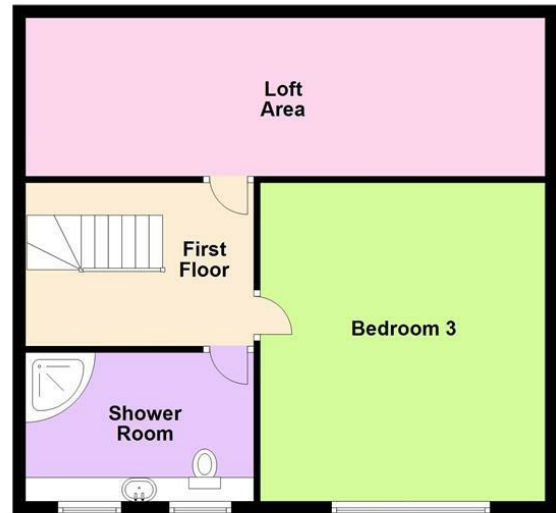
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Ground Floor



First Floor



Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

355 Main Road, Bilton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(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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