



38 Holmes Lane, Bilton, Hull, East Yorkshire, HU11 4EY

LEONARDS

SINCE 1884

- Stunning Detached Home
- Spacious Accommodation Throughout
- Two En Suites (both with dressing rooms)
- Viewing Essential To Appreciate This Amazing Property

- Heated Outdoor Swimming Pool
- Generous Garden Plot approx. 0.20 acre
- Rear Facing Lounge with Dining Area

- Games Room with Balcony Veranda
- Four Double Bedrooms
- Large Breakfast Kitchen

Where to begin! This fantastic property is surely everything and more you could ever wish for from a family home. Dreams come true with this dormer bungalow, from the moment you enter the property you are blown away by the space provided by the versatile accommodation. Having undergone a major scheme of extension and improvement by the current owners the property is really something special indeed. Not only is the accommodation exceptionally light and spacious, the plot which is approx 0.20 acres has been maximised with a generous front parking area and via a remote gate and side driveway there is access to the fabulous rear garden area. This where the property really sets itself apart from many other homes, as there is a HEATED SWIMMING POOL and separate annexe built over two floors which is currently used a garage, kitchen area and first floor gymnasium with shower room.

Offers In The Region Of £499,000



Location
Situatued on Holmes Lane, 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.

Accommodation
Without doubt one the most surprising homes you will ever see. Don't judge the book by the cover comes to mind when you see this property. Upon entering, from what appears to be an average size dormer bungalow you are suddenly transported into a spacious and versatile family home with living accommodation on two levels, to comprise:-

Entrance
Enter via the main front entrance which opens into a lobby area. With part tiled and matted floor area, recessed ceiling spot lights and step up into.

Reception Hall
A long hallway area with access doors to all rooms off and in turn stairs to the first floor accommodation. With radiator with screen cover, ceiling coving with recessed spot lights, part wooden and tiled flooring with feature wall mirrors and decorative bevelled glass blocks.

Ground Floor Master Bedroom
11'4" x 14'7" into bow window (3.476m x 4.449m into bow window)
With bow window to the front elevation with seat, radiator with screen cover, wooden style style flooring, ceiling coving with recessed spot lights and light/ceiling fan unit. Feature wall mirror and access into.

En Suite Shower Room
5'0" x 9'10" (1.525m x 3.013m)
Fitted with a suite of double shower enclosure with water fall shower head and body jet unit, wash hand basin, bidet and WC. Part tiled walls, tiled flooring, wall mounted electric fan heater, recessed ceiling spot lights, extractor fan and window top the side elevation.

Dressing Room
4'0" which extends to 6'1" x 9'10" max (1.220m which extends to 1.860m x 3.012m max)
With hanging rails and shelving, fitted dressing table with cupboards and recessed ceiling lights.

Ground Floor Guest Bedroom Two
10'10" x 14'7" into the bow window (3.320m x 4.457m into the bow window)
With bow window to the front elevation with seat, radiator with screen cover, wooden style style flooring, ceiling coving with recessed spot lights and light/ceiling fan unit. Feature wall mirror and access into.

En Suite Shower Room
4'6" max x 6'6" (1.391m max x 1.995m)
Fitted with a three piece suite of step in shower cubicle, vanity unit with basin and WC. Part tiled walls, extractor fan, heated towel rail radiator and recessed ceiling spot lights. Wall mounted electric fan heater and access into.

Dressing Room
6'8" x 6'6" (2.052m x 1.995m)
With hanging rail and shelves, fitted dressing table and recessed ceiling spot lights, wall mounted cloaks hooks.

Side Entrance Boot Room
10'4" x 6'2" (3.159m x 1.890m)
Fitted with a range of base and wall units with work surfaces over, storage/boot racks with coat hooks over. Side entrance door with adjoining windows, recessed spot lights and tiled flooring.

Office
10'4" x 8'5" (3.171m x 2.573m)
With fitted work bench/desk unit, shelving, window to the side elevation and tiled flooring. Radiator with screen cover and recessed ceiling spot lights.

Cloakroom Utility Room
11'9" x 6'3" (3.591m x 1.913m)
With base and wall cupboard, work surfaces with single drainer sink unit. Space for washing machine and tumble dryer. Wall mounted gas fired central heating boiler and hot water cylinder unit. Low flush WC, window to the side elevation, part tiled walls and tiled flooring. Recessed ceiling spot lights and extractor fan.

Rear Facing Lounge
15'11" x 20'1" (4.864m x 6.138m)
A super entertaining space which overlooks the rear garden with a sliding patio door, radiator with screen cover, wall mounted pebble effect electric fire. Electric blinds. Tiled flooring, recessed ceiling spot lights and access into the dining area and breakfast kitchen off.

Dining Area
11'9" x 9'9" (3.602m x 2.994m)
With window to the side elevation, radiator with screen cover, wall mirror, tiled flooring, electric blinds and recessed ceiling spot lights.

Breakfast Kitchen
10'4" x 25'6" (3.162m x 7.773m)
Fitted with a comprehensive range of matching base cupboard and drawer units with contrasting work surfaces over which extend to form a generous breakfast bar area and incorporate a one and half bowl sink unit with mixer tap with filtered water tap. Recess for range style cooker with extractor hood over and space for American style fridge/freezer with water supply. Built in dishwasher, microwave and Cooke & Lewis coffee machine. Electric blinds. Three windows to the side elevations with patio door to the rear garden, part tiled walls, tiled flooring, radiator with screen cover and recessed ceiling spot lights.



First Floor Landing

With Velux roof light window, part carpeted and wooden style flooring, access to roof void, wall mirrors and doors to all rooms off.

Games Room/ Bedroom 5

21'4" x 27'10" (6.503m x 8.489m)

A fantastic area located at the rear of the property with two Velux roof light windows and sliding patio door the rear veranda/balcony. Bar area with single drainer sink unit with mixer tap, work surface and cupboard. Space for drinks fridges. Two radiators, access to eves, wooden effect flooring, sloping ceiling profiles and recessed ceiling lights. *The snooker table shown on the photograph is available to purchase by separate negotiation*.

Balcony Veranda

21'3" x 5'5" (6.494m x 1.655m)

With access from the games room and enjoying panoramic viewings over the garden and distant views beyond. With recessed lighting and a spiral staircase leading down to the garden area.

Bedroom Three

9'8" x 22'3" max (2.958m x 6.790m max)

With window to the front elevation and Velux roof light window to the side, sloping ceiling profiles, wardrobes with mirror fronted sliding doors, hanging rails and drawers with shelving and shoe/store rails. Recessed ceiling lighting and radiator.

Bedroom Four

9'3" x 22'2" (2.838m x 6.767m)

With window to the front elevation and Velux roof light window to the side, sloping ceiling profiles, wardrobes with sliding doors, hanging rails and shelves. Recessed ceiling lighting and radiator.

Family Bathroom

8'8" x 7'9" (2.666m x 2.383m)

Fitted with a white suite of spa type bath with mixer tap, wash hand basin and WC. Step in shower cubicle with mains plumbed shower. Velux roof light window, part tiled walls, two wall mirrors, shelving unit, recessed spot lights with sloping ceiling profiles, extractor fan and feature wall mounted radiator.

Garage

20'5" x 21'7" (6.229m x 6.586m)

With electric door front access, light, power, extensive range of shelving along with some base and wall cupboards with work surface. Internal access door into:

Garage Kitchen Area

7'4" x 20'11" (2.260m x 6.378m)

Fitted with a range of base units with contrasting work surfaces over and incorporating an electric oven and hob. Space for upright fridge/freezer and washing machine. Recessed spot lights, part tiled walls, tiled flooring and stairs providing access to.

Gymnasium

21'1" x 14'8" (6.446m x 4.478m)

With two Velux roof light windows, wooden effect flooring, electric wall mounted heaters and recessed spot lights with sloping ceiling profile. Walk in store cupboard off with shelving. *The gym equipment shown in the photographs is available to purchase by separate negotiation*

Shower Room

3'6" x 8'6" (1.068m x 2.595m)

With step in shower cubicle with Triton shower unit, wash hand basin and WC. Tiling to the walls, extractor fan, recessed ceiling spot lights and sloping ceiling profile.

Gardens

Undoubtably one of the main features of this fantastic property is the fabulous plot which overall extends to approx. 0.20 acres (taken from the land registry - title number YEA27272). With access from Holmes Lane, there is a generous stoned front parking area with a side electric gate leading to the driveway which provides access to the rear of the property. The garden has defined areas of a split level paved patio area which immediately adjoins the rear of the property which features the outdoor Pizza oven. There is lawn area which in turn leads to the swimming pool area with paved surround and a further patio area. The boundaries to both side are well established with some hedging and to one side a small dwarf wall with lights. The garden also features an outside bar area to ensure maximum enjoyment of this amazing space.

Swimming Pool

25'11" x 12'3" approx. sizes (7.92m x 3.75m approx. sizes)

A wonderful heated swimming pool with step ladder access.

Pool/Pump Room

5'2" x 7'9" (1.581m x 2.377m)

With controls for the pool, independent boiler with LPG supply. There is also an external shower area.

Garden Toilet

With WC and basin.

Security System

The property has an alarm system and camera control surveillance monitoring system.

Energy Performance Certificate

The current energy rating on the property is C (75).



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 carryout 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 C for Council Tax purposes, The current charges for 2022 are £1437.15 - Local Authority Reference Number BIL021038000 . Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Services

The mains services of water, gas and electric are connected. The property has gas fired central heating system, heating to the garage/gym area is via electric wall heaters and the pool has an LPG boiler to provide the heating facility.

Fixtures and Fittings

The vendor has advised that certain items of furniture, along with the snooker table and gym equipment are available to purchase by separate negotiation. Please consult us for further details.

Tenure

The tenure of this property is Freehold.

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 been marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

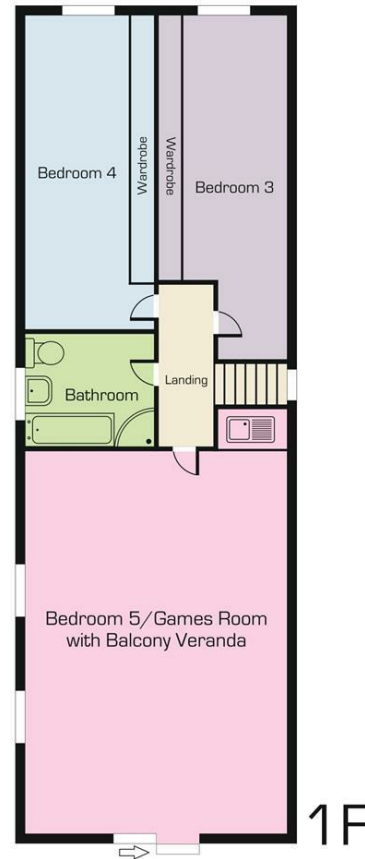
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777









Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		75	8
England & Wales		EU Directive 2002/91/EC	

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