



Beechy Hollow, 4 Grays Croft, Burton Pidsea, Hull, East Yorkshire, HU12 9DD

LEONARDS
SINCE 1884

- Three Bedroom Detached Bungalow
- No Forward Chain
- Kitchen and Utility Room
- Gardens with Parking and Double Garage

- Standing on Plot of approx. 0.25 acres
- Entrance Porch with access to Hallway
- Three Bedrooms

- Well Proportioned Rooms
- Lounge with Dining Area
- En Suite and Bathroom with Shower

Three bedroom detached bungalow, occupying a select cul de sac position off Back Lane. Occupying a generous garden plot of approx. 0.25 acres the property is offered for sale with No Forward Chain. The well proportioned accommodation comprises:- Entrance porch, reception hall, lounge with dining area, kitchen, rear entrance utility room, three bedrooms, en suite shower room off the master bedroom and a bathroom with shower. Good sized gardens with parking and a double garage. Gas central heating system, double glazing and alarm system. Viewing via Leonards please.

Asking Price £368,500



Location

Located in a select cu de sac position off Back Lane, the village offers a local range of services and facilities, including petrol filling station/general store, public houses, church, playing fields and primary school.

Entrance Porch

Main front entrance door provides access into the property. Inner door with side screen opens into:

Reception Hall

Access to roof void with ladder, airing cupboard with tank, separate store/cloaks cupboard, radiator and access doors to all rooms off.

Lounge Area

16'6" x 15'5" (5.051m x 4.722m)

Window to the front elevation, fire surround with coal effect gas fire, radiator, coving to the textured ceiling and open plan access into:

Dining Area

11'3" x 11'8" (3.453m x 3.571m)

French doors open onto the rear garden area, radiator and coving to the textured ceiling.

Kitchen

11'9" x 11'1" (3.602m x 3.400m)

Fitted with a matching range of base and wall units with contrasting work surfaces over which incorporate the single drainer sink unit. Appliances of electric oven with gas hob and hood over, dishwasher, fridge and freezer. Window to the rear elevation, radiator and tiled flooring.

Utility Room

5'3" 8'1" (1.607m 2.481m)

Fitted with base and units, contrasting work surfaces with single drainer sink unit, space for washing machine and tumble dryer. Concealed gas fired central heating boiler. Window to the rear elevation with adjoining rear entrance door and tiled flooring.

Master Bedroom One

13'1" x 15'7" (includes en suite) (3.989m x 4.764m (includes en suite))

Window to the front elevation, radiator, range of wardrobes and bedside units.

En Suite Shower Room

Suite of shower cubicle with mains plumbed shower, wash hand basin and WC. Tiling to the walls and floor. Window to the side elevation and radiator.



Bedroom Two

12'6" x 12'4" (3.823m x 3.769m)

Window to the front elevation, radiator, range of wardrobes and drawer units.

Bedroom Three

11'9" into recess x 11'2" (3.584m into recess x 3.428m)

Window to the rear elevation, radiator and store cupboard with shelves.

Bathroom with Shower

7'10" x 8'0" (2.396m x 2.456m)

Fitted with a Four Piece suite of bath, wash hand basin, wc and walk in shower with mains plumbed shower and screen. Tiling to the walls and floor, window to the rear elevation and radiator.

Outside

The property occupies a pleasant position standing at the head of this select cul de sac off Back Lane. The overall plot is approx. 0.25 acres (taken from the land registry title number HS136131). The front features a generous stoned driveway/parking area with access to the detached double garage. There are lawned areas to the front with borders. Side pedestrian access leads to the rear garden area. The rear is laid to lawn with vegetable areas, patio area, green house and outside lighting, power point, and garden water taps.

Double Garage

17'1" x 17'10" (5.231m x 5.440m)

With automatic front access door, side personal door, light, power and side window.

Energy Performance Certificate

The current energy rating on the property is D (67).

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 E for Council Tax purposes, The current charges for 2022 are £1976.08 - Local Authority Reference Number BUP026003000. 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.

Tenure

The tenure of this property is Freehold.

Viewings

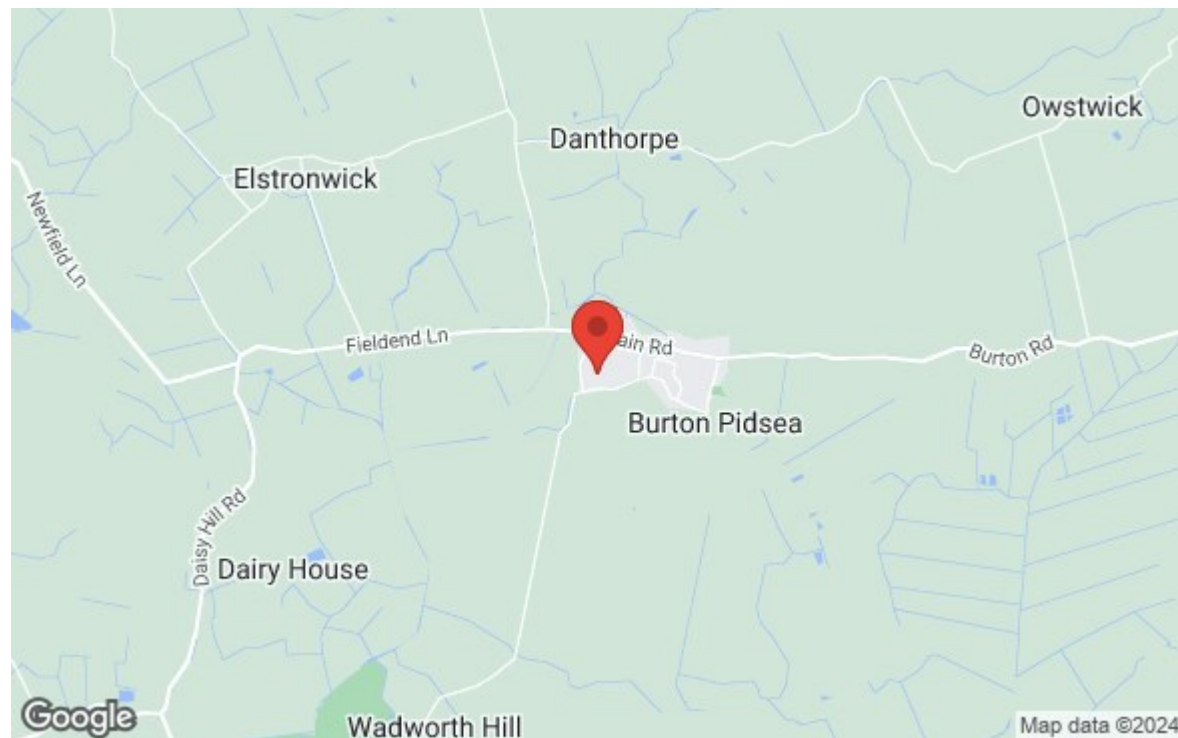
Strictly through the sole agents Leonards 01482 375212/01482 330777

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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.

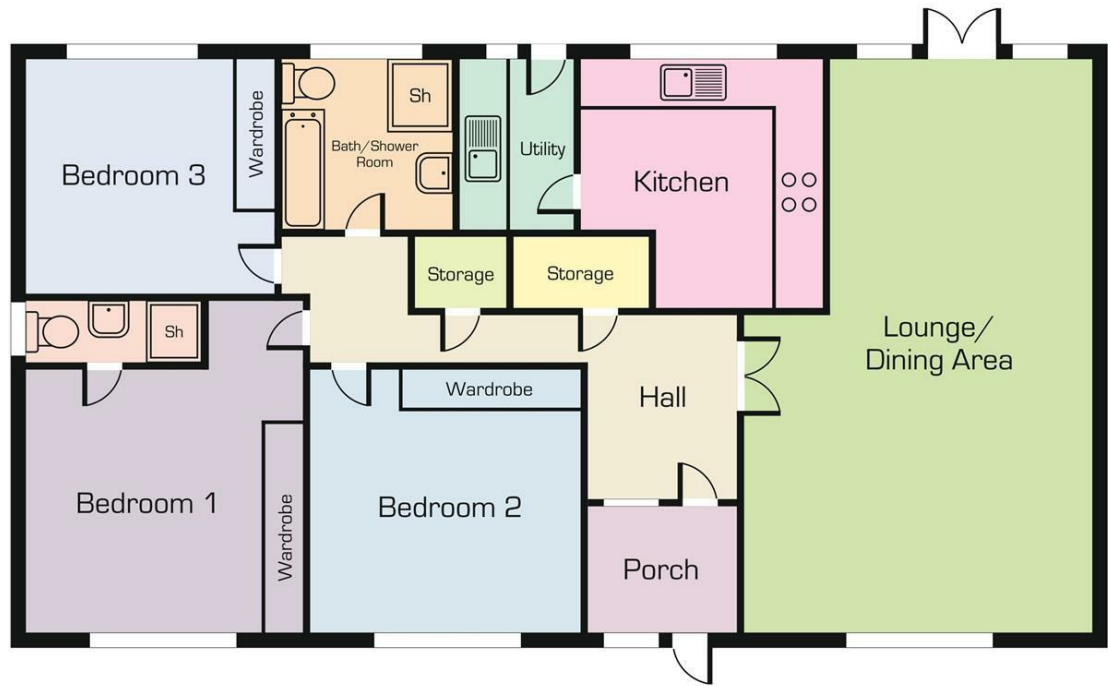
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THIS FLOORPLAN IS NOT TO SCALE

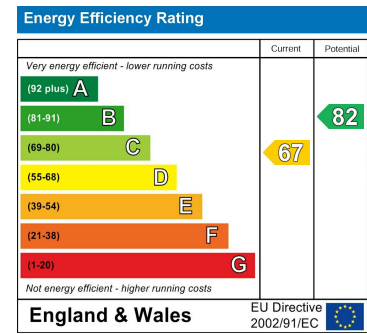


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