Ark Royal

Hull, HU11 4BN

- Semi-Detached Home
- Spacious Lounge with Media Wall & Electric Fire
- Contemporary Glass Stair Case
- Detached Garage & Paved Driveway with Manual Gate
- Close to Local Amenities & Schools
- Three Good-Sized Bedrooms
- Open-Plan Kitchen & Dining Area
- Immaculately Presented Throughout
- Situated in The Village of Bilton
- Viewing Highly Recommended

Guide price £190,000

Located in the village of Bilton, this attractive three-bedroom semi-detached home offers stylish interiors, contemporary features and a welcoming feel throughout, making it an ideal choice for buyers seeking a property ready to move straight into. Presented to a show-home standard, the accommodation has been thoughtfully styled to create a modern and inviting living environment.

The ground floor begins with an entrance hall leading into the lounge, featuring an eye-catching media wall with an integrated electric fire. The lounge flows seamlessly into the kitchen and dining area, creating a sociable space suited to everyday living. A rear porch provides additional practicality and convenient access to the outside.

To the first floor are three well-proportioned bedrooms and a modern family bathroom. The landing is enhanced by a striking glass staircase, adding a contemporary design feature and complementing the home's overall finish.

Outside, the property boasts a beautifully maintained, low-maintenance garden, providing an ideal spot to relax and enjoy the warmer months. To the front, a paved driveway offers off-road parking and leads to a detached garage, providing further storage or parking space. A manual gate across the driveway adds an extra degree of privacy and security.

Combining attractive interiors, a practical layout and appealing outdoor space, this impressive home would suit first-time buyers, couples and families looking for a property that is ready to enjoy from day one. Early viewing is highly recommended.

Entrance Hall
Welcoming entrance hall providing access to the ground floor accommodation, with wood flooring, radiator, a stylish glass staircase leading to the first floor and door leading to the lounge.

Lounge
A beautifully presented lounge featuring an impressive media wall with an integrated electric fire, creating a cosy yet contemporary space to relax and unwind. The room opens through to the kitchen and dining area, allowing for a sociable layout. Including wood flooring, window, radiator and storage cupboard.

Kitchen & Dining Area
Open-plan kitchen and dining area offering a practical space for everyday living. The layout connects seamlessly with the lounge, creating a flowing ground-floor living space. Providing tiled flooring, laminate work surfaces, breakfast bar, sink & drainer, window, radiator, integrated microwave, hob, oven & extractor hood.

Rear Porch
A useful addition to the ground floor, providing additional practicality and access to the outside. With tiled flooring and window.

Landing
The landing upstairs is finished with carpet flooring, window, radiator and an attractive glass staircase adding a contemporary design feature and enhancing the overall feel of the home.

Bedroom One
A well-presented bedroom offering comfortable accommodation, finished in keeping with the property's attractive interior. Featuring carpet flooring, window, radiator and fitted wardrobes & drawers.

Bedroom Two
A well-appointed bedroom designed with space efficiency in mind, featuring integrated storage and overhead cupboards. The room benefits from a large window that provides natural light, carpet flooring and radiator.

Bedroom Three
A third bedroom offering flexibility to suit a variety of needs, whether as a child's bedroom, guest room or study. Providing carpet flooring, radiator and window.

Family Bathroom
A modern family bathroom serving all three bedrooms. Including tiling throughout, vanity unit, toilet, bath tub, shower attachment, shower screen, towel radiator and privacy glass window.

Rear Garden
An immaculately maintained, low-maintenance rear garden, providing an attractive outdoor space to relax and enjoy throughout the warmer months. Ideal for buyers seeking a garden that is both appealing and easy to care for. Providing artificial lawn, modern paving stones, fence boundary and access to the garage and side external.

Front Exterior
To the front, a paved driveway provides off-road parking and leads to a detached garage, offering additional storage or parking options. A manual gate across the driveway adds an extra level of privacy and security.

Additional Information
- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - B
- Energy Performance Certificate Rating (EPC) - Awaiting Rating
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings
Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Free Valuation
Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations.
Please get in touch and we will arrange a no-obligation property appraisal.

Mortgages
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

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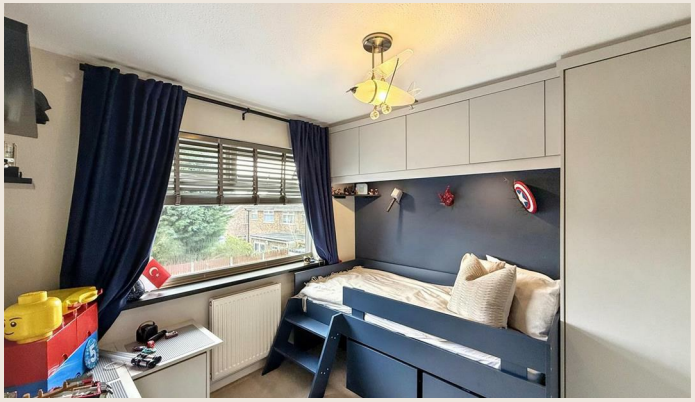
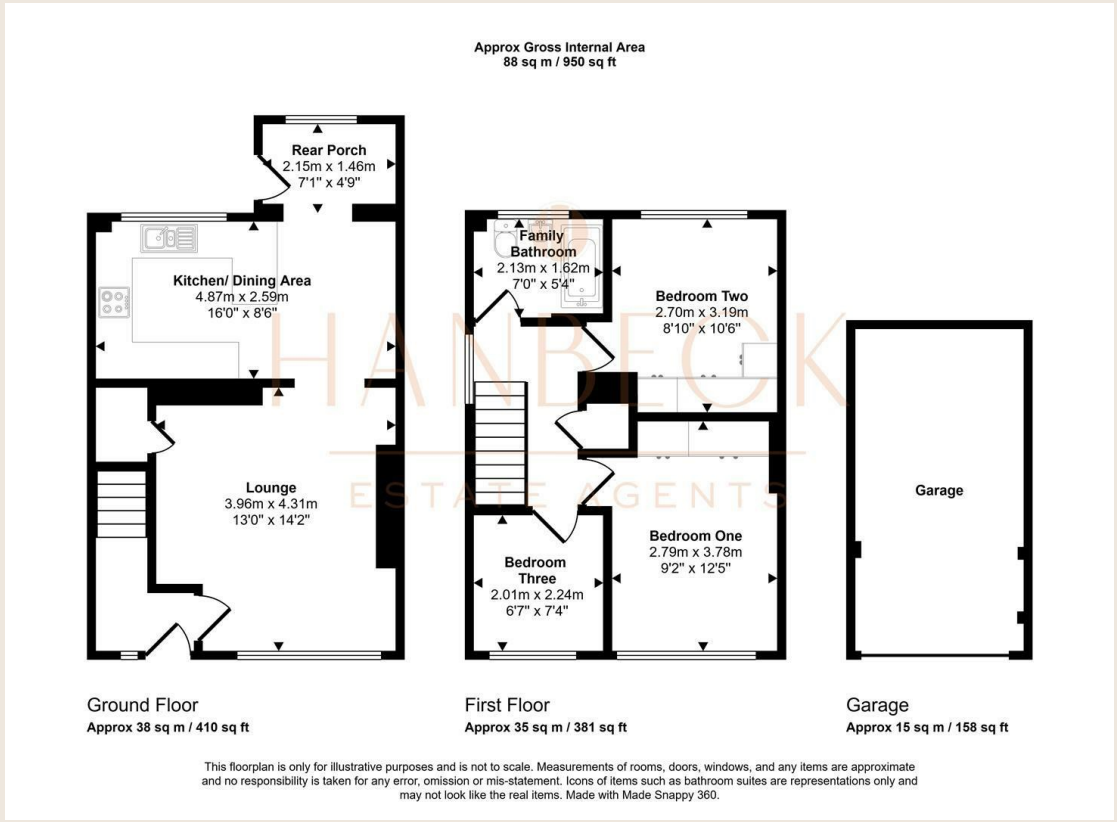
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

Disclaimer
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.



Local Authority **Hull City Council**
Council Tax Band **B**
EPC Rating **C**



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