



13 Ward Avenue, Bilton, East Yorkshire, HU11 4EE

- Semi Detached Dormer Bungalow
- Well Presented Accommodation
- Lounge with Dining Area
- Ground Floor Shower Room
- Gardens with Garage in a Block
- Cul De Sac Position
- Entrance Hall with Stairs off
- Ground Floor Bedroom Three or Study
- First Floor with Two Bedrooms
- Viewing Via Leonards

Offers In The Region Of £170,000



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Semi detached dormer bungalow, cul de sac position close to the village school. The accommodation comprises:- Entrance hall, ground floor bedroom or study, lounge with dining area, kitchen and ground floor shower room. To the first floor can be found two further bedrooms. Gardens to the front, side and rear. Garage in a block. Gas central heating system and double glazing. Viewing via Leonards.

Location

Bilton is situated just outside Hull's north eastern boundary approximately five miles from the City Centre. The village has a local primary school, church and Asda superstore and secondary schooling is available in the nearby village of Preston and the City of Hull. Other shops and amenities can be found on Holderness Road which also offers good road access to the Hull City Centre and via Mount Pleasant to the A63/M62 motorway network.

Ground Floor

Entrance

Enter via a side door into the hall.

Entrance Hall

Stairs to first floor accommodation. Radiator. Window to the side. Meter cupboard.

Bedroom Three or Study

7'1" x 8'10" (2.160m x 2.695m)

Window to the rear. Radiator. Wall mounted gas fired central heating boiler.

Lounge with Dining Area

15'2" x 12'11" + 8'10" x 10'3" (4.640m x 3.947m + 2.713m x 3.130m)

Feature fire surround with back plate and hearth and an electric fire. Two radiators. Coving to the ceiling. Two windows to the front elevation.

Shower Room

6'8" x 5'5" (2.037m x 1.661m)

Suite of pedestal wash hand basin with mixer tap, shower cubicle with plumbed in shower and low level flush WC. Radiator and tiled walls. Window to the rear elevation.

Kitchen

8'10" x 17'4" (2.707m x 5.289m)

Fitted with a good range of base, wall and drawer units with contrasting work surfaces. Stainless steel sink with mixer tap. electric hob with a built in electric oven. Extractor over. Windows to the side and rear elevations with side entrance. Radiator.

First Floor Landing

Doors leading into two bedrooms.

Bedroom One

12'1" max x 10'1" (3.687m max x 3.077m)

Window to the rear elevation. Radiator.

Bedroom Two

12'7" + recess x 6'4" (3.856m + recess x 1.936m)

Window to the rear elevation. Radiator. Storage cupboard.

Outside

The bungalow is sited on a good size plot with garden areas to the front, side and rear with brick built storage shed. There is a single garage which is offset from the property in a block of other garages.

Energy Performance Certificate

The current energy rating on the property is D(66).



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.

Services

The mains services of water, gas and electric are connected.

Tenure

The tenure of this property is Freehold.

Viewings

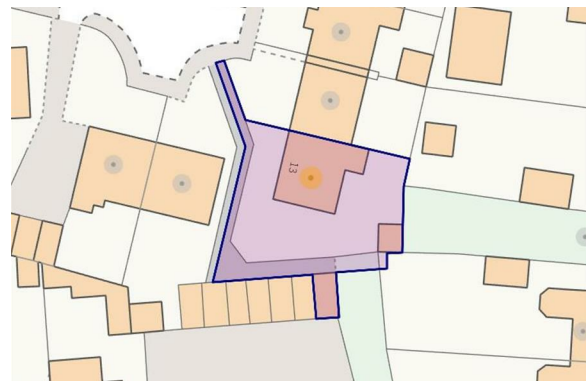
Strictly through the sole agents Leonards 01482 375212/01482 330777

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 BIL045013000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Free Sales Market Appraisal/Valuation

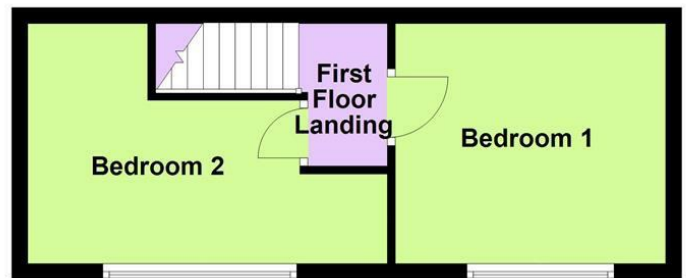
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling 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



First Floor



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		66	
(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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