



Asking Price
£299,950

**8 Daisyfield Drive, Bilton
Hull, HU11 4BF**

HEATING AND INSULATION
The property has gas-fired radiator central heating and double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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This delightful family home offers very well presented modern accommodation including 3 double bedrooms (1 en suite) as well as the good sized single bedroom, a spacious living room and good sized dining kitchen. With gas fired central heating and double glazing the accommodation comprises: an Entrance Hall, WC Cloaks, Living Room with a bay window to the front, attractively fitted Dining Kitchen with a range of Shaker style units and quartz style work surface, Utility Room and Conservatory. To the first floor is a Landing, Master Bedroom with en suite Shower Room, 2 further Double Bedrooms, a Single Bedroom and a house Bathroom. A spacious block paved driveway provides off street parking for a number of vehicles and leads to the single integral garage which has a courtesy door into the house. There are lawned gardens to the rear of the property that are good sized due to the corner nature of the plot and they are not really overlooked. The property adjoins its neighbour along the garage wall and that of the utility so is technically a linked detached house though the overwhelming majority of it is detached.

We are sure that this lovely home will attract significant interest so an early viewing is highly advisable. There is no forward chain. We do have a 360 degree tour available though which will provide an excellent insight in the first instance.

ACCOMMODATION

Entrance Hall - with an attractive tiled floor, panelling to the lower walls and stairs to the first floor.

WC Cloaks - with a low flush WC, wash hand basin with storage under and a window to the front.

Living Room - a lovely spacious room with a large bay window to the front.

Dining Kitchen - another spacious room with an attractively fitted range of Shaker style units with a granite style work surface, electric oven, grill and electric hob. Belfast sink, window to the rear and an archway leads to...

Conservatory - double glazing to three sides and French doors to the garden.

First Floor Landing - panelling to the lower walls and a built-in cupboard.

Master Bedroom - a double bedroom with a range of fitted wardrobes and a window to the rear.

En Suite Shower Room - with a three piece suite comprising shower unit, low flush WC and wash hand basin. Fully tiled walls and a window to the side.

Bedroom 2 - a double bedroom with a window to the front.

Bedroom 3 - a double bedroom with a window to the front.

Bedroom 4 - a single bedroom with a window to the rear.

Bathroom - a 3 piece modern suite in white comprising a panelled bath with shower attachment, low flush WC and wash hand basin with a vanity area. Fully tiled walls and a window to the side.

OUTSIDE

Parking and Garage - to the front of the house there is an extensive area of block paving providing a good level of off street parking and leading to the single garage. The garage is an integral one with an up-and-over door, power and light is laid on and there is a courtesy door leading to the utility room.

Garden - there is a rear lawned garden which wraps round the back of the house to one side creating two slightly distinct areas. The first and larger part has a southerly and westerly aspect so benefits from good levels of sunlight. It is largely lawned and has some ornamental planting, a spacious paved patio area and a timber summerhouse/shed. The other area is currently occupied by a play house and trampoline. Both areas are bounded by timber fencing and there is a gate giving access to the front.

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DESCRIPTION

A beautifully presented modern 4 bedroom link detached house occupying a cul-de-sac location in this sought after residential area to the east of Hull. The property has been much improved by the current owners and will appeal to a range of purchasers, particularly families. There is a large living room, spacious dining kitchen and the master bedroom is en suite. Early viewing is essential fully appreciate all that it offers particularly as there is no forward chain.

LOCATION

The property forms part of an established modern development in Bilton which sits on the eastern side of Hull. The area benefits from a range of very local amenities including an Asda superstore, primary school, Morrisons daily and a Wendy's burger bar. Its proximity to Hull means much more is available nearby. The area is also considered to provide good access to the Holderness countryside.

