



## 54 Pilots Way

, Hull, HU9 1PS

£375,000

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## Ground Floor

### Entrance Hallway

Welcoming entrance into this spacious family home via double glazed door to the front, with UPVC double glazed window to the side, fixed staircase to first floor, understairs cupboard and radiator.

### WC

With UPVC double glazed window to the front. Fitted with a low level WC and hand wash basin.

### Lounge

16'6" x 12'8" (5.04m x 3.87m)

A bright and spacious room to the rear, with UPVC double glazed window and French doors to the rear. Fitted with a log burner, wooden flooring and radiator.

### Kitchen Diner

20'6" x 16'0" (6.27m x 4.90m)

With UPVC double glazed windows to the front and side and French doors and second door into the conservatory. Fitted with white high gloss kitchen with a range of base and wall mounted units with work surfaces and matching splashbacks, inset stainless steel sink units, inset four ring gas hob with extractor over, built in eye-level double oven, integrated dishwasher and under counter and plinth lighting. With laminate flooring and radiator.

### Conservatory

12'11" x 13'0" (3.94m x 3.98m)

With UPVC double glazed windows and French doors to the garden. With tiled flooring and radiator.

## Utility

7'3" x 6'11" (2.21m x 2.13m)

in the partly converted garage - with work surfaces and storage and plumbing for washing machine.

## First Floor

### Central Landing

With access to four bedroom and the main bathroom, along with a storage cupboard.

### Bedroom One

8'9" x 14'2" (2.68m x 4.33m)

A double bedroom to the rear, with UPVC double glazed window and sliding doors out to a step out balcony. With fitted wardrobes for storage, laminate flooring and radiator.

### En Suite

3'4" x 7'7" (1.02m x 2.32m)

Fitted with a three-piece suite in white, comprising enclosed shower cubicle, sink set within vanity unit for storage and low level WC. With UPVC double glazed window to the side and radiator.

### Bedroom Two

12'9" x 10'9" (3.89m x 3.30m)

Double bedroom to the front with a UPVC box bay window and second UPVC double glazed window to the front. With fitted wardrobes with sliding doors and additional storage cupboard, laminate flooring and radiator.

### Bedroom Three

9'10" x 9'2" (3.02m x 2.80m)

To the rear with UPVC double glazed window, fitted wardrobes, laminate flooring and radiator.

### Bedroom Four

9'7" x 6'9" (2.94m x 2.08m)

To the front, with UPVC double glazed windows to the front, laminate flooring and radiator.

### Bathroom

6'7" x 6'4" (2.02m x 1.94m)

Fitted with a modern suite in white, comprising walk in shower cubicle, sink set upon vanity unit with storage and low level WC with concealed cistern. With UPVC double glazed window to the side.

### Externally

To the front is a driveway for ample off street parking and the rear is a generous enclosed, south facing garden which is mainly laid to lawn and patio for seating.

### Double Garage

8'11" x 16'3" x 17'0" (2.73m x 4.97m x 5.19m)

With two roller doors to the front and with lighting and power.

### Council Tax Band

We have been advised the property is council tax band E, payable to Hull City Council.

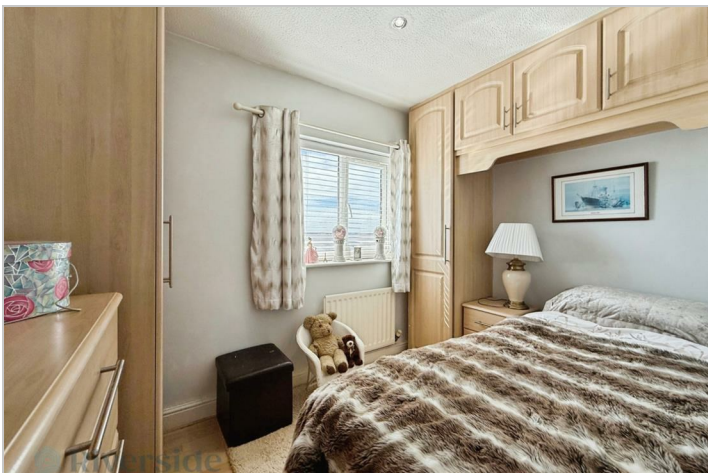
### ADDITIONAL INFORMATION

Tenure:

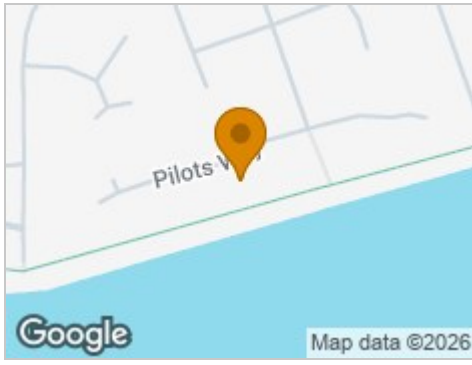
Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



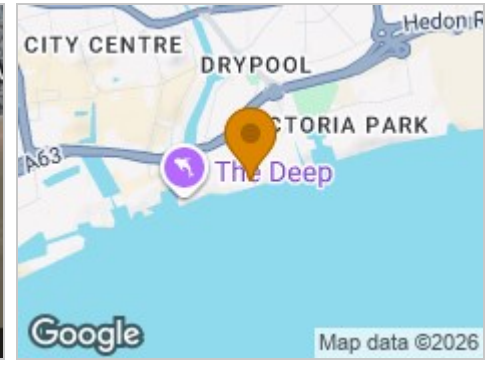
## Road Map



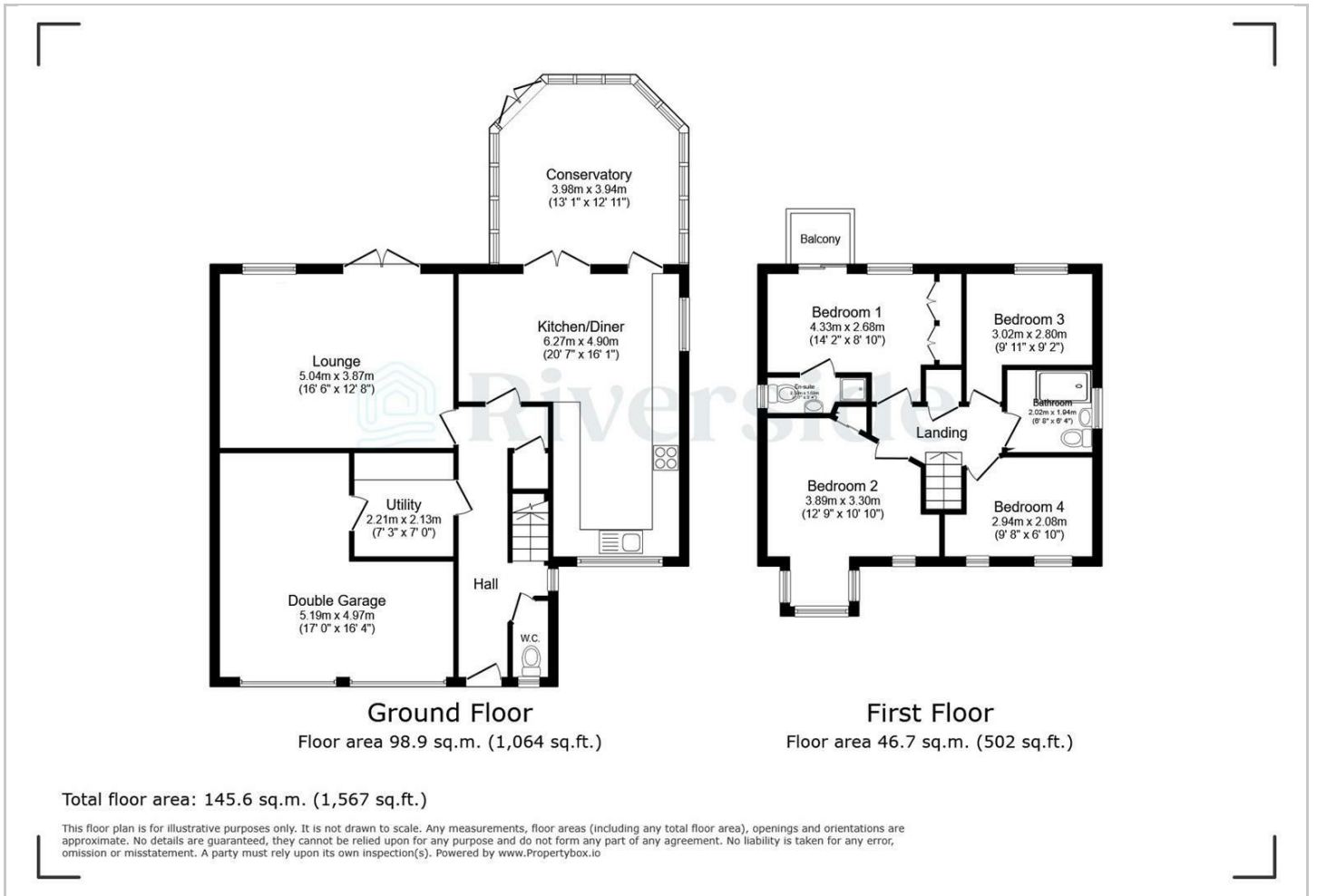
## Hybrid Map



## Terrain Map



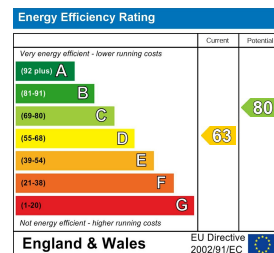
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.