



## 24 Pilots Way

, Hull, HU9 1PS

Offers in the region of £250,000



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## Ground Floor

### Entrance Hallway

Entrance to the front via UPVC double glazed door, double glazed window to the side, fixed staircase to first floor level and door opening into:

### Living room

15'3" x 13'3" (4.65m x 4.05m)

Spacious living room to the front with UPVC double glazed window, feature fireplace, storage cupboard under stairs, carpet flooring and radiator. Opening into:

### Kitchen/Diner

16'7" x 8'10" (5.06m x 2.71m)

Open dining kitchen with UPVC double glazed window and door to rear. Kitchen fitted with a range of base and wall mounted units, solid wood worksurfaces, inset sink unit, tiling to splashback areas, inset four-ring gas hob with extractor over and electric oven below. With laminate flooring and radiator and sliding doors opening into:

### Conservatory

8'6" x 9'4" (2.60m x 2.85m)

With UPVC double glazed windows to all sides and French doors opening into the garden.

## First Floor

### Central Landing

With access to three well proportioned bedrooms and airing cupboard for storage.

## Bedroom One

11'5" x 12'4" (3.50m x 3.76m)

Spacious double bedroom to the front with UPVC double glazed window, laminate flooring, radiator and access to en-suite.

### En Suite

5'6" x 4'10" (1.69m x 1.48m)

With double glazed window to the side. Fitted with a three piece suite in white, comprising, enclosed shower cubicle, pedestal sink unit and low level WC, with part tiled walls, tiled flooring and radiator,

## Bedroom Two

8'8" x 8'11" (2.66m x 2.72m)

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

## Bedroom Three

9'3" x 7'7" (2.83m x 2.33m)

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

## Bathroom

5'7" x 6'6" (1.71m x 2.00m)

With double glazed window to the side. Fitted with a three piece suite, comprising panelled bath with mixer tap and shower attachment, pedestal sink unit and low level WC. With part tiled walls, vinyl flooring and radiator.

## Externally

Outside to the front is an open plan garden space, a driveway to the side for off street parking and access to the garage with up and over door. The rear garden is enclosed and mainly laid to lawn, with patio area for seating.

Tel: 01482 322411

## Council Tax Band

We have been advised the property is council tax band C, 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.



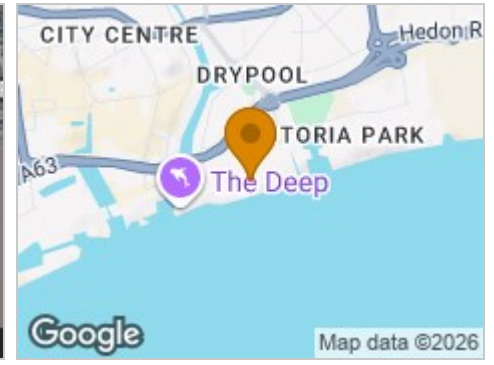
## Road Map



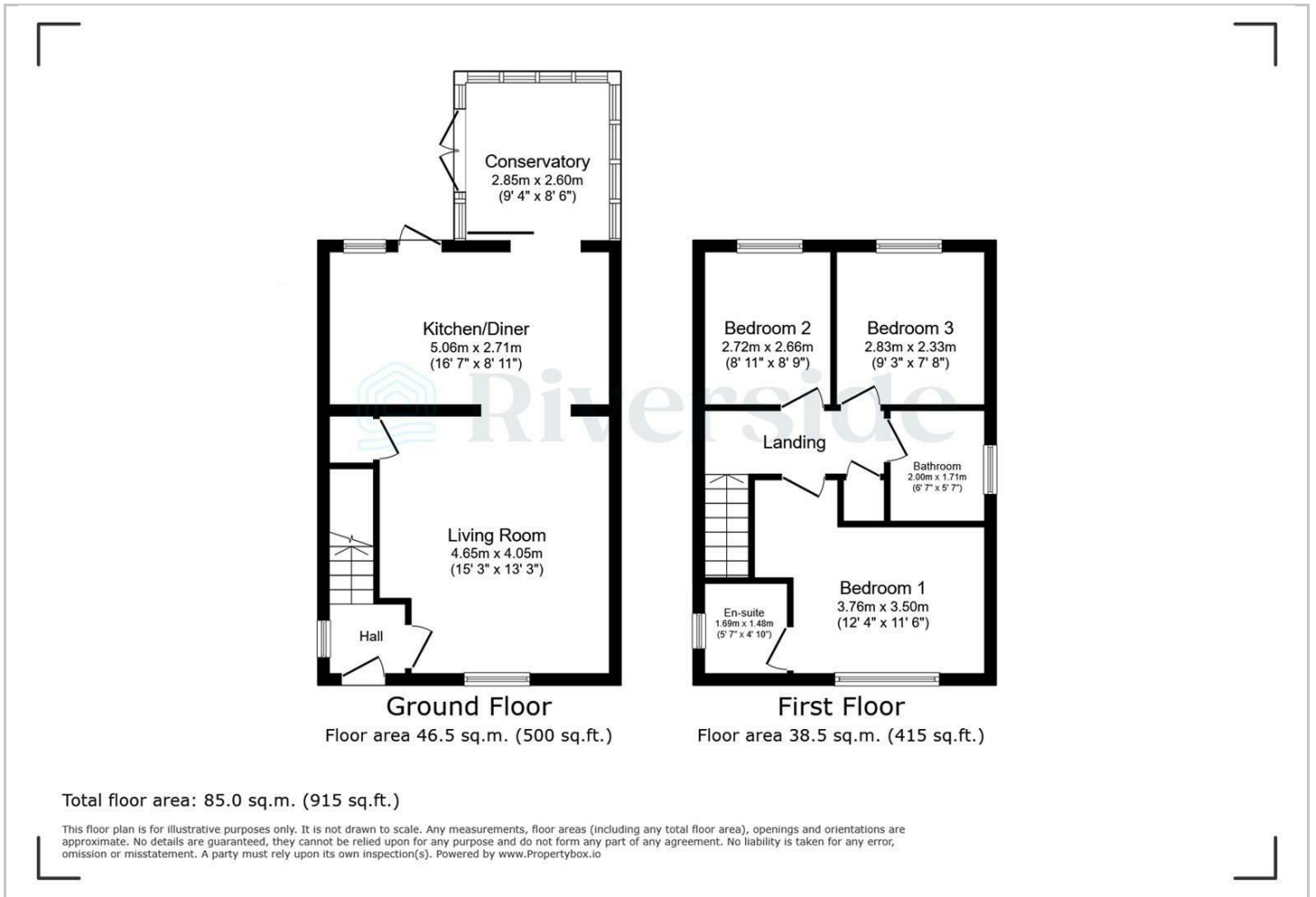
## Hybrid Map



## Terrain Map



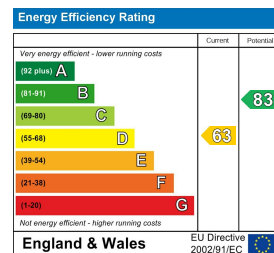
## Floor Plan



## 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.