



## 40 Broad Oak, Bilton, Hull, HU11 4BS

- Well Presented Three Bedroom Semi Detached House
- Well Placed For Local Supermarket
- Lounge and Extended Dining Room
- Three Bedrooms (all with wardrobes)
- Gardens with Driveway to Garage
- Offered For Sale with No Forward Chain
- Entrance Hall with Stairs Off
- Modern Kitchen
- Modern Shower Room
- Modern Gas Central Heating Boiler and Double Glazing

Offers In The Region Of £165,000



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# 40 Broad Oak, Bilton, Hull, HU11 4BS

Nestled in the charming area of Broad Oak, Bilton, Hull, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed shower room, ensuring that daily routines are both practical and pleasant. Additionally, the property boasts parking for numerous vehicles and a garage, a valuable asset in this sought-after location, allowing for easy access and convenience.

Broad Oak is a lovely neighbourhood, known for its friendly community and proximity to local amenities. Residents can enjoy nearby parks, shops, and schools, making it an excellent choice for families and professionals alike.

This semi-detached house is not just a place to live; it is a home where memories can be made. With its spacious layout and desirable location, it presents a wonderful opportunity for anyone looking to settle in this vibrant part of Hull. Do not miss the chance to view this charming property and envision your future here.

## 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.

## Entrance Hall

Main front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation with small under stairs cupboard. Radiator.

## Lounge Area

10'8" x 14'8" (3.269m x 4.493m)

Window to the front elevation. Fire surround with pebble effect electric fire. Radiator. Access into:

## Dining Area

6'11" x 8'6" + 7'9" x 5'1" (2.132m x 2.616m + 2.371m x 1.557m)

An extended dining room space with French doors to the rear garden area. Additional window to the side elevation. Radiator.

## Kitchen

9'2" x 8'7" (2.814m x 2.617m)

Fitted with a range of base and wall units. Work surfaces with single drainer sink unit. Space for cooker, washing machine and fridge/freezer. Window to the rear elevation. Side entrance door. Tiled flooring. Part tiled walls.

## First Floor Landing

Loft ladder access to part boarded loft space. Gas fired central heating boiler. Useful cupboard on the landing. Window to the side elevation.

## Bedroom One

9'2" x 10'9" to wardrobes (2.799m x 3.282m to wardrobes)

Window to the front elevation. range of wardrobes. Radiator.

## Bedroom Two

9'0" x 8'6" to wardrobes (2.765m x 2.605m to wardrobes)

Window to the rear elevation. Range of wardrobes. Radiator.

## Bedroom Three

7'2" x 7'7" (2.185m x 2.331m)

Window to the front elevation, Wardrobe with cupboards and drawers. Radiator.

## Shower Room

7'0" x 5'4" (2.137m x 1.643m)

Suite of shower cubicle, wash hand basin and WC. Panelled ceiling. Tiling to the walls. Window to the rear elevation.

## Outside

The property occupies a pleasant position and has garden areas to the front and rear. A side driveway provides off road parking and access to the single garage at the rear.



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### Garage

8'7" x 17'3" (2.629m x 5.259m)

With electric roller front access door. Side window and personal door. Light and power.

### Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

### Energy Performance Certificate

The current energy rating on the property is C (74).

### 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.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number 00260005004007. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuracy fee they receive.

### Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Tenure

The tenure of this property is Freehold.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

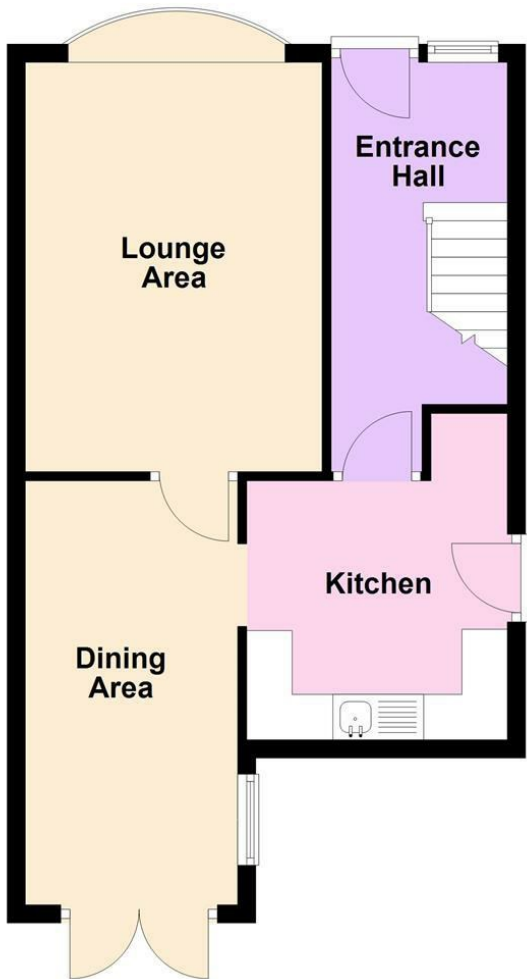
### Free Sales Market Appraisal/Valuation

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.

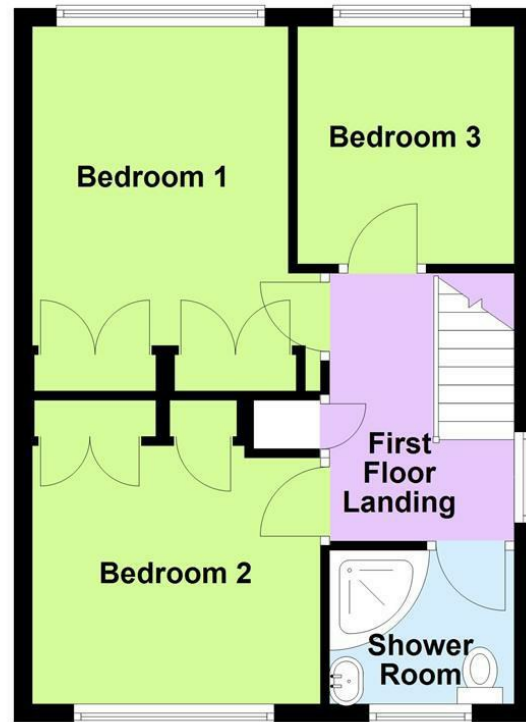
\*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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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