



227 Ganstead Lane, Bilton, Hull, East Yorkshire, HU11 4BG **LEONARDS**
SINCE 1884

- Deceptive and Versatile Detached Dormer Bungalow
- Fabulous Gardens with Extensive Decking Area and Garden Dens
- Ideally Suited to a Large Family
- Viewing Essential to Appreciate Everything Provided

- Generous Garden Plot of circa 0.31 acres
- Extensive Parking Area with Garage and Outbuildings
- Much Improved Accommodation including a Retiled Roof

- Potential for Five Bedrooms with Shower Room and Bathroom
- Modern Kitchen with Built in Appliances
- Gas Central Heating System, Double Glazing and Alarm System

Welcome to this charming smartly presented detached dormer bungalow located on Ganstead Lane close to the nearby village of Bilton, Hull. This property boasts versatile living accommodation, perfect for a large family, entertaining guests or simply relaxing with your family. With up to five cosy bedrooms, there is plenty of space for everyone to unwind and enjoy a good night's sleep. The bungalow features two well-appointed bathrooms, ensuring convenience and comfort for all residents. The layout of this home is ideal for those seeking a peaceful retreat away from the hustle and bustle of city life. Situated in a pleasant neighbourhood, this property offers a serene environment with easy access to local amenities and scenic surroundings. Whether you're looking to enjoy a leisurely stroll in the countryside or explore the nearby shops and facilities, this location has something for everyone. Occupied, improved and loved by the present owners for over 30 years including a retiled roofed. Don't miss the opportunity to make this delightful dormer bungalow your new home. Contact us today to arrange a viewing and experience the charm and comfort that this property has to offer. Viewing strictly by appointment only please.

Offers In The Region Of £425,000



Location

Situated along Ganstead Lane, off the A165 close to the nearby attractive/convenient village of Bilton. Served by the Asda Superstore, school, good road links and public transport services provide access into Hull City Centre. Within the City Centre there can be found an extensive range of shopping, leisure and transport facilities including a main line railway connection.

Entrance Porch

Main front entrance door provides access into the property. Inner part single glazed door with side screens leads into:

Reception Hall

4'10" x 25'3" (1.495m x 7.703m)

A lovely welcoming hallway with stairs leading off to the first floor accommodation with under stairs cupboard, two radiators with screen covers, access into all rooms off and open plan access into:

Study Area

12'10" x 9'10" (3.923m x 3.014m)

Window to the side elevation and radiator.

Lounge

12'10" x 13'10" + bay (3.933m x 4.230m + bay)

Bay window to the front elevation and radiator.

Bedroom One

12'11" to back of chimney breast x 13'10" + bay (3.949m to back of chimney breast x 4.217m + bay)

Bay window to the front elevation, fire surround with electric fire and radiator.

Bedroom Two/Dining Room

12'11" to back of the chimney breast x 13'11" (3.944m to back of the chimney breast x 4.255m)

French doors open onto the rear decking area and garden beyond, fire surround with log burner and radiator.

Snug/Bedroom Five

12'11" to back of wardrobes x 9'11" (3.942m to back of wardrobes x 3.036m)

Window to the side elevation, radiator and wardrobes with mirror fronted sliding doors with hanging and shelving.

Breakfast Kitchen

10'3" x 13'10" + recess (3.126m x 4.225m + recess)

Fitted with a modern range of base and wall units with contrasting granite work surfaces over which incorporate a single bowl sink unit with drainer and mixer tap. There is an "InSinkErator" steaming hot water tap, dishwasher, five ring gas hob with hood over, electric double oven and fridge. Part tiled walls, radiator with screen cover and French doors to the rear decking area and garden beyond.

Shower Room

7'2" x 5'3" (2.203m x 1.612m)

Fitted with a three piece suite of shower tray with screen and mains shower, wash hand basin and WC. Vanity cupboards, towel rail radiator, part tiled walls, window to the rear elevation and extractor fan.

First Floor Landing

With floor to ceiling linen closet for storage with mirrored doors. From the landing there is access to all rooms off.

Bedroom Three

11'11" to wardrobes x 10'7" extends to 13'9" into b (3.643m to wardrobes x 3.231m extends to 4.207m int)

Dormer window to the front elevation, radiator, wardrobes with mirror fronted sliding doors (concealed gas fired central heating boiler) and ample loft storage space.



Bedroom Four

12'4" to wardrobes x 6'9" extends to 9'8" into dor (3.775m to wardrobes x 2.081m extends to 2.964m int)

Dormer window to the rear elevation, radiator and walk in closet/wardrobes.

Bathroom

5'10" x 5'11" (1.780m x 1.819m)

Three piece suite of bath, wash hand basin with vanity unit and WC. Roof light window, towel rail radiator, part tiled walls and sloping ceiling profile.

Gardens

Occupying a generous garden plot of circa 0.31 acres there are lawned areas to the front and rear. A stoned driveway provides plenty of parking and leads to the property and garage. The delightful rear garden has an extensive decking area adjoining the rear of the bungalow and patio areas for relaxing and enjoying the garden outlook. There is a useful lean to kitchen garden with sink (not connected). A particular feature of the rear garden are the "Garden Dens". These offer additional and versatile space for relaxation/working or storage purposes. Along with the garden gazebos, sheds and greenhouse there is plenty of versatility and scope for a large family occupancy. Being laid mainly to lawn the garden has well stocked borders, defined boundaries and elements of privacy. Wrought iron gates provide security and privacy.

Garage

9'9" x 19'8" (2.989m x 6.011m)

With up and over door, light/power, work surfaces with space beneath for appliances and side personal access door.

Lean to Store

4'1" x 6'2" (1.262m x 1.886m)

Garden Room

9'7" x 9'11" (2.927m x 3.030m)

At the rear of the garden and enjoying views over the garden.

Work and Hobbies Room

5'9" x 9'9" + 5'7" x 11'0" (1.755m x 2.989m + 1.722m x 3.355m)

With work tops, shelving, light and power.

Garden Tool Shed**Bespoke Greenhouse**

7'10" x 18'7" (2.413m x 5.669m)

With work tops, storage cupboards, shelving and paved flooring.

Garden Den "African Room"

9'9" x 9'9" (2.973m x 2.980m)

French doors, windows, light and power.

Garden Den "Apartment"

11'7" x 13'6" (3.538m x 4.133m)

French doors, windows, extractor fan, light and panelled walls.

Garden Den "Zen Room"

13'11" x 7'4" (4.252m x 2.241m)

French doors, windows, wooden effect flooring and power.

Garden Den "Retreat Room"

7'8" x 15'7" (2.347m x 4.764m)

French doors, windows, light and power.

Garden Store Shed

5'9" x 8'11" (1.755m x 2.737m)



Additional Garden Shed

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.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band E for Council Tax purposes. Local Authority Reference Number BIL016227000. 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 procuration fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

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 not 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

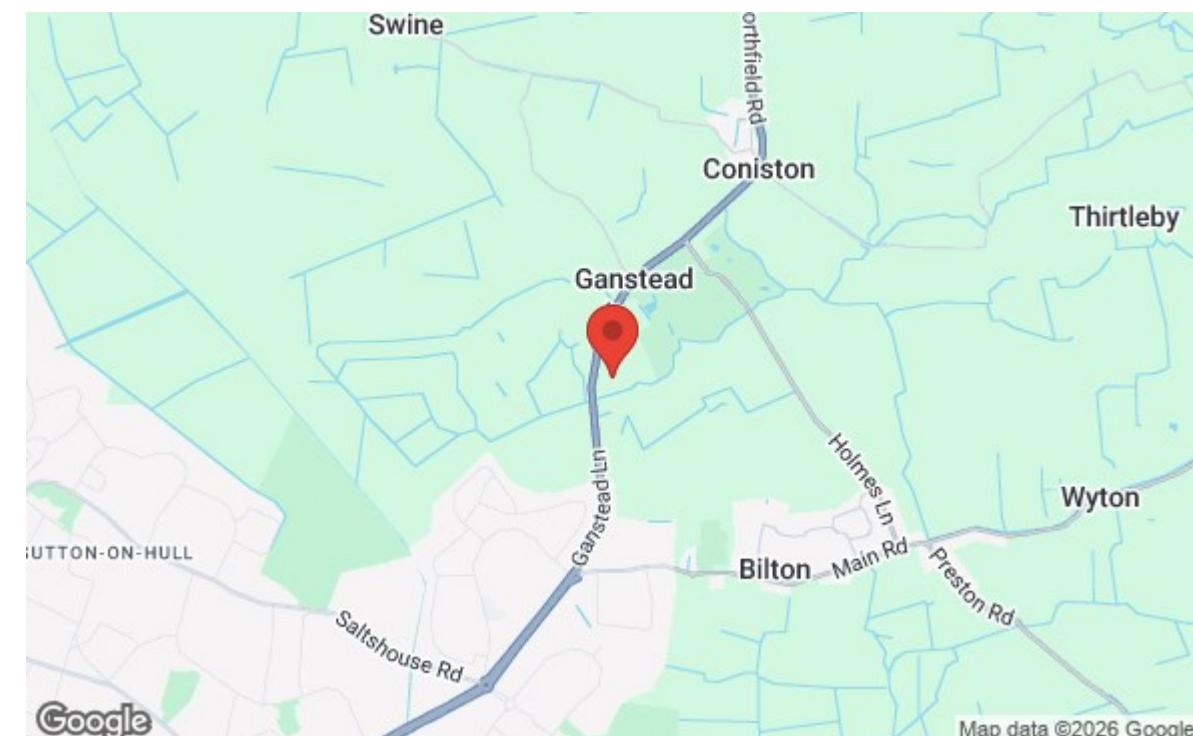
The tenure of this property is Freehold.

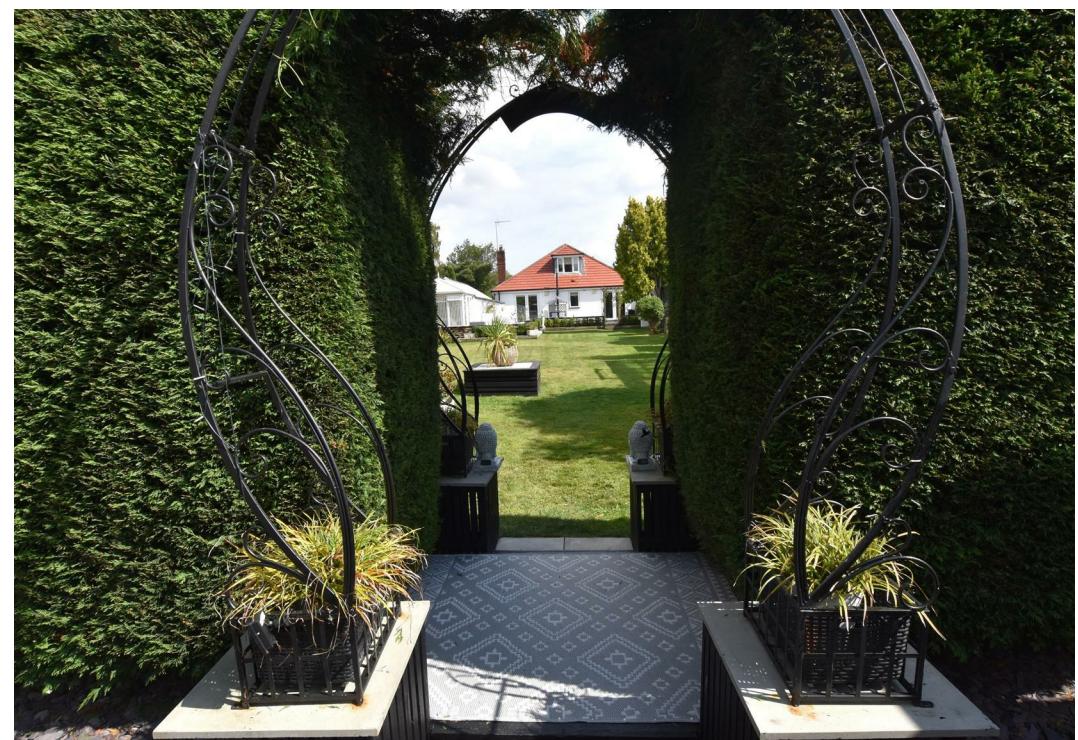
Viewings

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 your agency agreement for any early termination costs or charges which may apply.

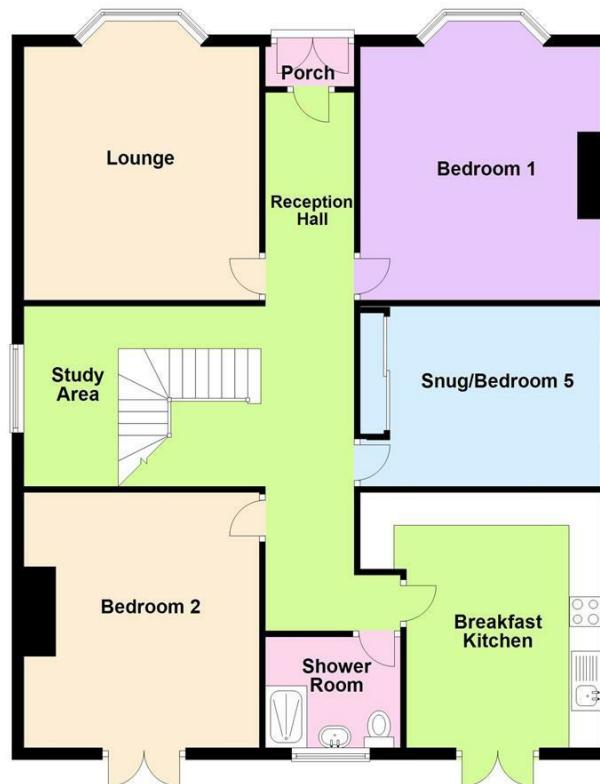




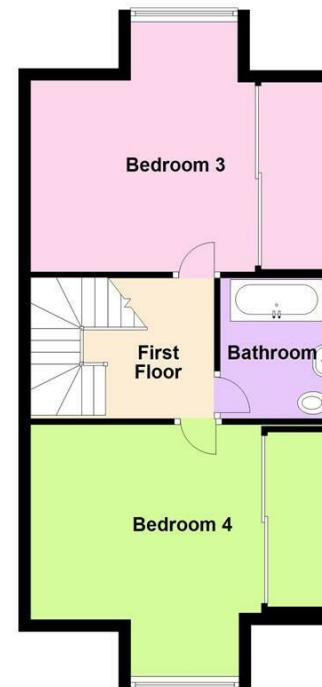




Ground Floor



First Floor



Potential Layout for guidance purposes only.
Room Measurements are approx.
Plan produced using PlanUp.
227 Ganstead Lane, Bilton

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(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		

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