



Main Road, Bilton
Hull

£345,000

 **WIGWAM**

Main Road

Bilton, Hull

- Detached Dormer Bungalow
- Spacious Rear Garden
- Driveway & Garage
- 3 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms

This spectacular bungalow offers a perfect blend of comfort and luxury. Set behind private gates, the property boasts a spacious driveway and a garage, providing ample parking and convenience. The large front and rear gardens create a beautiful outdoor setting. The property also benefits from CCTV coverage and a burglar alarm.

Entering the bungalow, you are greeted by a welcoming front porch that leads into the entrance hall. The expansive lounge/diner is perfect for family gatherings and entertaining guests, while the well-equipped kitchen offers functionality. A bright conservatory adds an extra touch of charm, providing a lovely spot to enjoy the garden views. The ground floor also features a bathroom and two comfortable bedrooms, perfect for family or guests. On the first floor, the main bedroom is a true highlight, featuring a walk-in wardrobe and an en-suite bathroom, providing a private retreat.



Main Road

Bilton, Hull

Situated on Main Road in Bilton, Bilton is a charming area with various amenities nearby. You can find shops, supermarkets and cafes in the vicinity. When it comes to schools, the catchment area around Bilton includes Bilton Primary School and other local schools known for providing quality education. Bilton benefits from good connectivity with local bus routes and main roads nearby, such as the A165 and A1033, offering convenient travel options by public transport or car to Hull city center and other areas.

This bungalow is a rare find, combining spacious living areas, beautiful gardens, and a prime location, making it the perfect home for those seeking a peaceful yet luxurious lifestyle.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Front Porch

With tiled flooring, double glazed windows and door leading to entrance hall.

Entrance Hall

With hardwood flooring, radiator, door leading to bedroom 2, door leading to bedroom 3, door leading to bathroom, door leading to dining room and stairs leading to bedroom 1.

Lounge

With hardwood flooring, radiator, double glazed windows, feature fireplace housing a multi fuel stove and open arch leading to dining area.

Dining Area

With hardwood flooring, radiator, double glazed windows and door leading to kitchen.

Kitchen

With tiled flooring, radiator, double glazed windows, cabinets, laminate work surfaces, sink/drain, integrated ovens, integrated hob, fan extractor, space for appliances and door leading to conservatory.

Conservatory

With tiled flooring, radiator, double glazed windows and door leading to rear garden.



Bedroom 1

With carpet flooring, radiator, double glazed windows, access to loft space, door leading to wardrobe and door leading to en-suite.

Loft

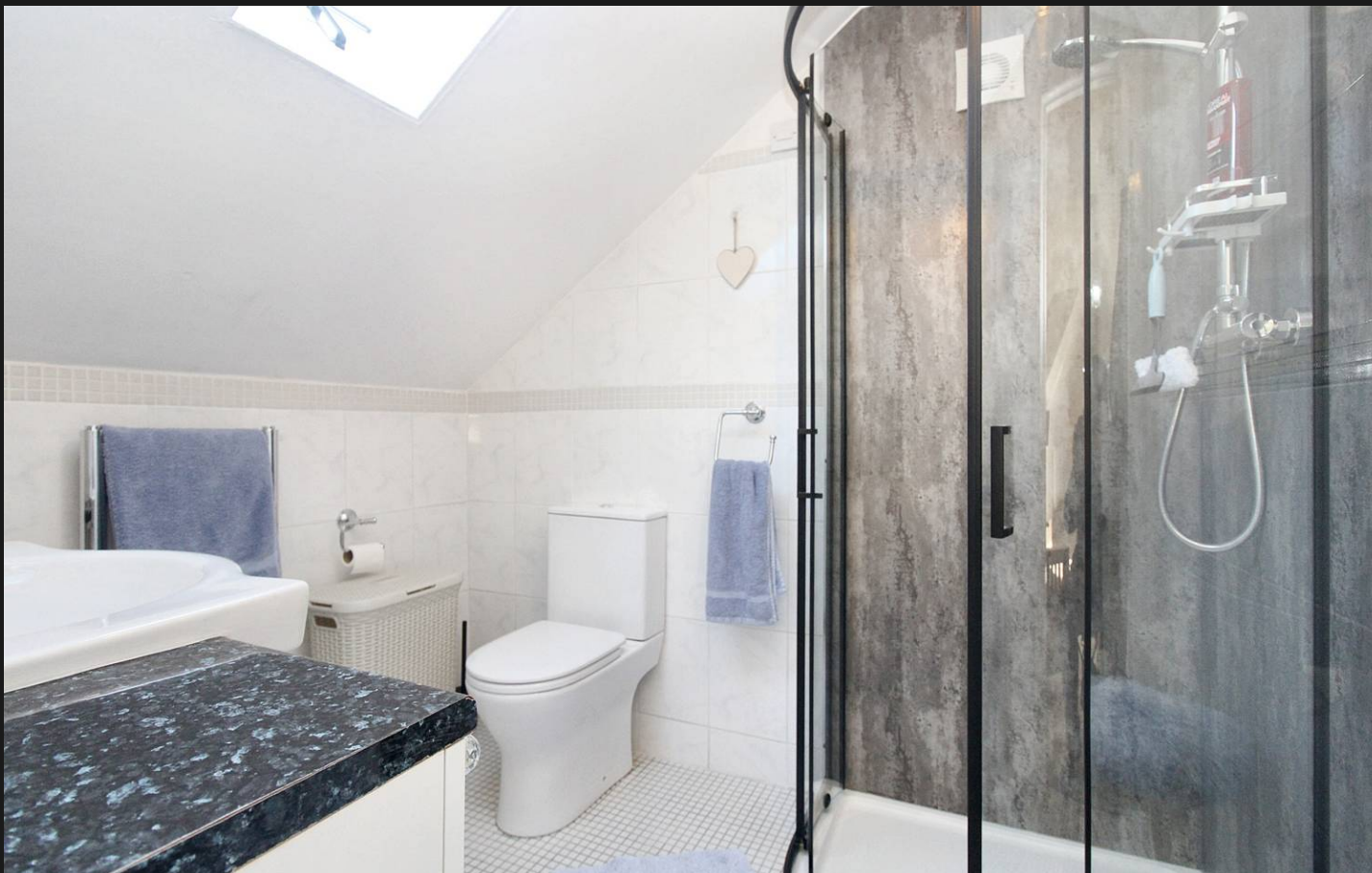
Boarded loft space providing additional storage and housing a new boiler installed in 2024 which is subject to 10 year guarantee.

Wardrobe

With carpet flooring and spotlights.

En-Suite

With tiled flooring, towel radiator, vanity hand wash basin, double glazed windows, WC and shower cubicle



En-Suite

With tiled flooring, towel radiator, vanity hand wash basin, double glazed windows, WC and shower cubicle with shower attachment.

Bedroom 2

With laminate flooring, radiator, double glazed windows and built in wardrobes.

Bedroom 3

With carpet flooring, radiator and patio doors leading to rear garden.

Bathroom

With laminate flooring, towel radiator, double glazed windows, pedestal hand wash basin, WC, spotlights and bath tub with shower attachment.

Rear Garden

With patio flooring, brick wall boundary, large lawn area, well established shrubs, door leading to conservatory, patio doors leading to bedroom 3, door leading to garage and access to the front aspect.

Garage

With concrete flooring, door leading to rear garden and electrical garage door.

Parking

Offers a driveway to the front aspect and garage.





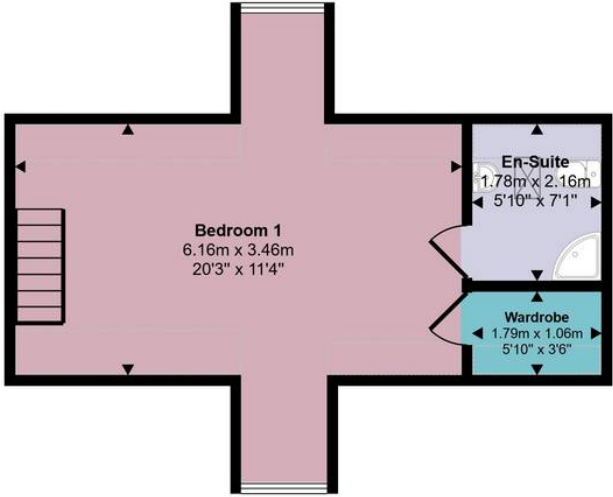
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C		80	(69-80) C		79
(55-68) D			(55-68) D		
(39-54) E	46		(39-54) E	44	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Approx Gross Internal Area
145 sq m / 1566 sq ft



Ground Floor
Approx 114 sq m / 1231 sq ft

Denotes head height below 1.5m



First Floor
Approx 31 sq m / 335 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Wigwam

Block A, Unit 7B, Flemingate, Beverley - HU17 0NQ

01482505152 • hello@wigwamhomes.co.uk • www.wigwamhomes.co.uk