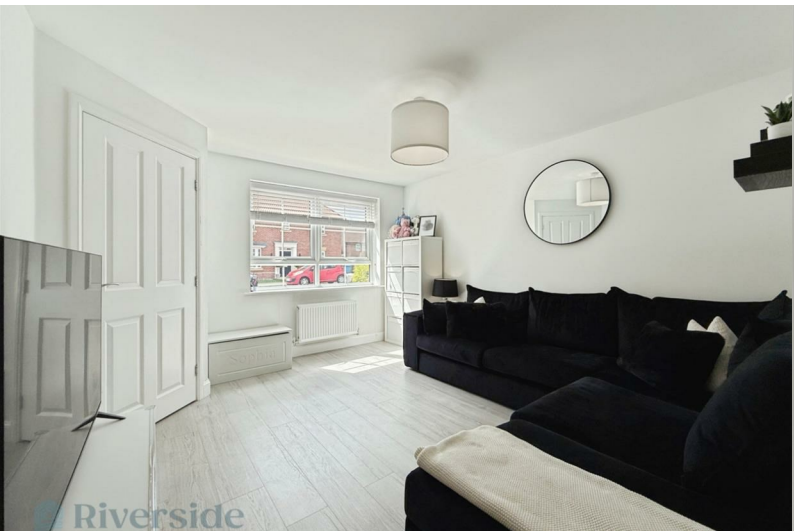




## 58 Bilson Crescent

, Hessle, HU13 0TR

£230,000



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## Ground Floor

### Entrance Hallway

A welcoming entrance to the front via double glazed door. With fixed staircase to the first floor, radiator and door to:

### Lounge

11'9" x 12'11" (3.60m x 3.95m)

A bright and comfortable room to the front with UPVC double glazed window, radiator and leading to an inner lobby.

### WC

With UPVC double glazed window to the side. Fitted with a two-piece suite in white, comprising low level WC, sink and with tiling to splashback area and radiator.

### Kitchen Diner

9'11" x 15'0" (3.04m x 4.59m)

A modern and well appointed dining kitchen to the rear, fitted with a range of base and wall mounted units, laminated marble effect work surfaces with matching upstands, under cabinet lighting, inset stainless steel sink and drainer, inset four-ring hob with extractor over and built in electric oven below, integrated fridge/freezer, dishwasher and washer/dryer. With UPVC double glazed window and French doors to the rear and radiator.

## First Floor

### Central Landing

## Bedroom One

12'1" x 11'9" (3.70m x 3.60m)

A generous double bedroom to the front, with UPVC double glazed window, fitted wardrobes for storage, carpet flooring and radiator.

## En Suite

5'7" x 6'2" (1.72m x 1.90m)

A three-piece suite in white, comprising, enclosed shower cubicle, sink and low level WC. With tiling to splashback areas, UPVC double glazed window to the front and radiator.

## Bedroom Two

8'9" x 10'7" (2.69m x 3.24m)

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

## Bedroom Three

9'6" x 6'11" (2.92m x 2.11m)

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

## Bathroom

6'3" x 5'6" (1.92m x 1.70m)

A three-piece suite in white, comprising panelled bath, pedestal sink and low level WC. With UPVC double glazed window to the side, tiling to splashback areas and radiator.

## Externally

To the front, is a block paved driveway for two vehicles, the side has a pathway to the gated rear garden.

The rear has been landscaped with ease of maintenance in mind, with patio areas for seating and the rest laid to lawn.

Tel: 01482 322411

### Council Tax Band

We have been advised the property is council tax band C, payable to East Riding of Yorkshire 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



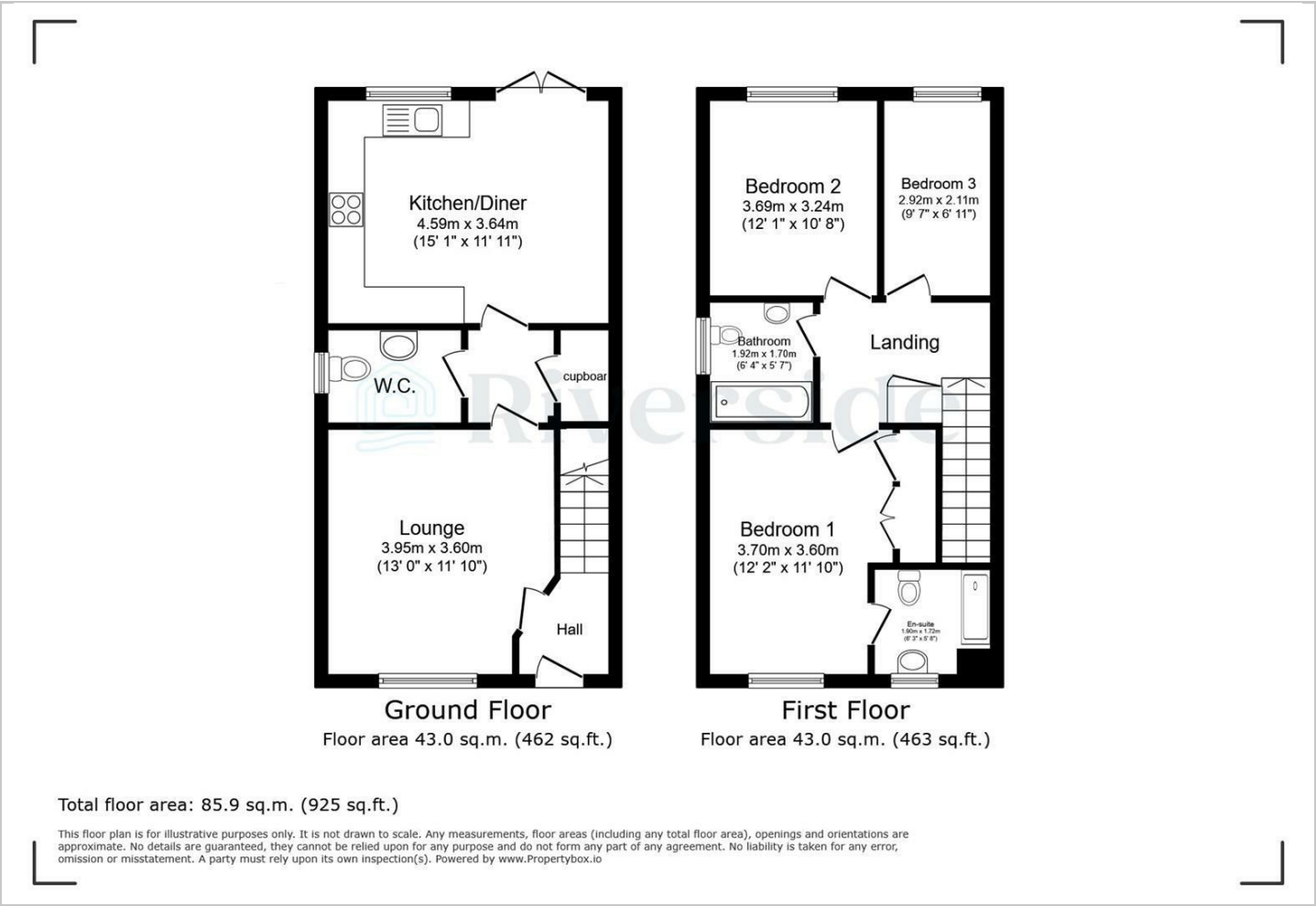
Hybrid Map



Terrain Map



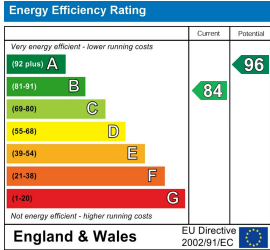
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.