

staniford
grays



99 Hull Road, Coniston, Hull, HU11 4LD

Offers In Excess Of £355,000





99 Hull Road

Hull, HU11 4LD

- SPACIOUS EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME
- SPACIOUS OPEN PLAN KITCHEN/DINER/DAYROOM
- BI FOLDING DOORS TO REAR PATIO AND GARDEN
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- GENEROUS REAR GARDEN WITH PATIO AND PLAY AREA
- 30 Ft TANDEM GARAGE

A unique extended and beautifully presented four bedroomed semi detached family home, positioned on a generous plot with ample parking for multiple vehicles plus side driveway and a tandem 30ft garage.

Inside this property offers flexible living, with a spacious 20 sq ft kitchen/diner/dayroom complete with bi folding doors to the rear patio and garden. A traditional lounge with fire place and bay window is located at the front off the entrance hall. A useful study and cloakroom/WC are also positioned on the ground floor. To the first floor there are three spacious double bedrooms one featuring fitted mirrored wardrobes. The second staircase gives access to the fourth bedroom which features Velux windows and built in storage cupboards.

Outside there is plenty of parking to the front plus a side drive and large garage. The rear garden is also a generous size with open rear views, a large patio, lawn and play area.

Location - Located in the semi rural village of Coniston, accessed from the A165 which gives access to the nearby villages of Bilton and Skirlaugh providing local facilities including an Asda supermarket in Bilton. A wider range of amenities are available along Holderness Road.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 14'2" x 6'10" (4.33m x 2.09m widest)
Composite front door, laminate wood flooring, ceiling spotlights and an understairs cupboard.

LOUNGE 17'7" x 11'4" (5.37m x 3.47m)
Wooden door with chrome handles with two privacy glass panels, carpeted floor, two pendant light fittings, front aspect uPVC double glazed bay window, traditional fireplace with gas fire, tiled hearth and wood surround and mantle piece.

KITCHEN/DINER/DAYROOM 22'1" x 20'11" (6.74m x 6.38m)
Wooden door with chrome handles with two privacy glass panels and laminate wood flooring. Ceiling spotlights and five pendant light fittings, two brushed chrome wall lights, two side aspect uPVC double glaze windows, one rear aspect uPVC double glazed window. Integrated fridge freezer, dishwasher and microwave, central island with base units and wine cooler. A five ring electric Bellingham cooker with matching extractor, integrated washing machine, one and a half bowl stainless steel drainer sink with mixer tap, quartz work tops and bi folding doors to rear patio.

OFFICE 10'5" x 4'0" (3.18m x 1.23m)
Carpeted floor and a side aspect uPVC double glazed window.

CLOAKROOM/WC 3'10" x 3'7" (1.19m x 1.11m)
Wooden door with chrome handles, tiled floor, ceiling spotlights, uPVC side aspect privacy window, low flush WC and a corner wash hand basin with mixer tap.

STAIRCASE AND LANDING 14'7" x 11'10" (4.47m x 3.62m)
Carpeted floor, pendant light fitting, front aspect port hole window, side aspect uPVC double glazed window, front aspect uPVC double glazed window a wooden bannister and spindles.

BATHROOM 8'5" x 7'1" (2.58m x 2.16m)
Wooden door with ceramic knobs, tiled floor, ceiling spotlights, two side aspect uPVC double glazed windows, towel radiator, low flush WC, bath with mixer tap, full splashback tiling, shower enclosure with mixer shower and a wash hand basin with vanity unit.

BEDROOM ONE 12'5" x 9'10" (3.81m x 3m)
Wooden door with ceramic knobs, carpeted floor, pendant light fitting, front aspect uPVC double glazed bay window.



BEDROOM TWO 11'6" x 11'5" (3.52m x 3.48m)
 Wooden door with ceramic knobs, carpeted floor, three bulb central ceiling light fitting, rear aspect uPVC double glazed window and fitted mirrored wardrobes.

BEDROOM THREE 11'1" x 10'3" (3.38m x 3.14m)
 Wooden door with ceramic knobs, carpeted floor, pendant light fitting, rear aspect uPVC double glaze window.

SECOND STAIRCASE
 Carpeted floor, ceiling spotlight, wooden bannister and spindles.

TOP FLOOR ROOM 11'0" x 16'0" x 8'11" (3.37m x 4.88m x 2.73m)
 Wooden door with brass handles, carpeted floor, spotlights, three Velux windows, eaves storage and fitted cupboards. Please note this room has restricted head high.

GARAGE 32'0" x 12'0" (9.76m x 3.68m)
 With power, strip lighting, wall units, pedestrian door and an electric up and over door.

EXTERIOR
 To the front a wooden entrance gate with wood fence and hedge perimeter. A block paved entrance with generous gravel drive. To the rear a block paved patio area with lawn and fence surround with separate wood chip seating/play area and garden shed.

COUNCIL TAX:
 We understand the current Council Tax Band to be C

SERVICES :
 Mains water, gas, electricity and drainage are connected.

TENURE :
 We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :
 Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :
 PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.





Floor Plans



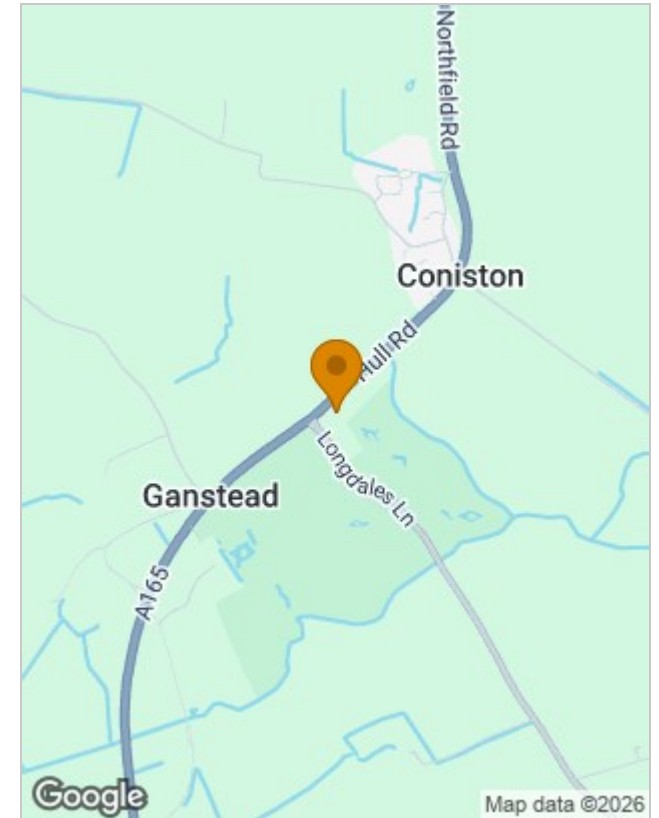
Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

