

Whitakers

Estate Agents



240 Main Road, Bilton, HU11 4DY

Offers In The Region Of £350,000

Whitakers are delighted to bring this Outstanding, bespoke 4 bedroom detached home to the market!

Ideally positioned in the popular village of Bilton, well positioned for local shops and amenities as well as excellent transport links into the City and out to the East Coast, the property offers outstanding open plan family accommodation in a popular and convenient location.

Built in 2012 to the highest standard and presented in true "move-in" condition, the property briefly comprises; entrance porch, stunning open plan living/dining/kitchen, downstairs cloakroom and a spacious conservatory to the ground floor whilst to the first floor there are 4 bedrooms (the 4th bedroom is currently used as a dressing room), the master being ensuite and a modern family bathroom.

Externally the property stands on an enviable plot with off road parking to the front, side driveway offering further parking and a low maintenance private rear garden with garage and bar/pool room!

Having the additional benefit of under floor heating to the ground floor, central heating to the first floor and uPVC double glazing throughout, internal viewing is highly recommended to appreciate the standard of accommodation available!

The Accommodation Comprises

Front Porch

uPVC entrance door into porch with internal door into....

Open Plan Living/Dining/Kitchen 36' x 17'10
(10.97m x 5.44m)

The Stunning Open Plan downstairs living space features underfloor heating and comprises....

Lounge Area



With uPVC bay window to front aspect, stairs to first floor, feature wall mounted fire, under stair cupboard and carpeted flooring.

Dining Area



With tiled flooring and patio doors into conservatory.

Kitchen



Fitted with a range of contemporary wall and base units, marble work surfaces and splashbacks. 1 1/2 bowl undermount sink with mixer taps, integrated dish washer, automatic washing machine and breakfast bar with 5 ring gas hob, fan oven below and extractor over. Tiled flooring, space for American style fridge/freezer and two uPVC windows to side and rear aspect

Downstairs Cloakroom

Cloaks area with door into wc with low flush wc, hand wash basin and uPVC window to side aspect. Continuation of tiled flooring.

Conservatory 12'3 x 15'9 (3.73m x 4.80m)

With uPVC French doors into garden and further uPVC side door

First Floor Landing

Stairs from the lounge to first floor landing with carpeted flooring, central heating radiator, storage cupboard and uPVC window to side aspect.

Bedroom One 12'6 x 11 (3.81m x 3.35m)



With uPVC bay window to front aspect, carpeted flooring, central heating radiator, connecting door to bedroom 4/dressing room and door into....

Ensuite



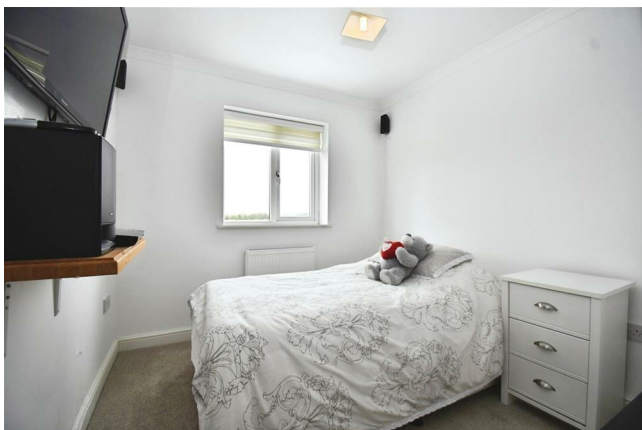
Shower cubicle with mains shower, low flush wc and hand wash basin. Heated towel rail, tiling to walls and floor, extractor fan and uPVC window to front aspect

Bedroom Two 9'10 x 8'10 (3.00m x 2.69m)



With uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three 9'10 x 8'7 (3.00m x 2.62m)



With uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Four/Dressing Room 9'6 x 7'9 max (2.90m x 2.36m max)

With entrance door from landing, connecting door

to bedroom one, carpeted flooring, central heating radiator and uPVC window to side aspect.

Bathroom 6'10 x 5'6 (2.08m x 1.68m)



Family bathroom comprising shaped bath with mains shower over and fitted shower screen, low flush wc and hand wash basin. Heated towel rail, tiling to walls and floor, extractor fan and uPVC window to side aspect

Bar/Pool Room



The spacious bar/pool room features a fully equipped bar with refrigeration units, laminate flooring, electric supply and uPVC window to the rear and Patio doors to front.

Garage

Located at the rear of the property and accessed via private side driveway with up and over doors and electric supply.

Outside



To the front of the property provides off road parking whilst the gravelled side driveway provides ample further parking and leads to wrought iron gate which access the low maintenance rear garden. The rear garden itself is south facing and backs onto open countryside with paved patio seating area, fencing to perimeter and side gated access to the front of the property.

Tenure

The property is Freehold

Council Tax

Council Tax band D

Kingston upon Hull City Council

EPC

Awaited

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 4 Mbps, Ultrafast, 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - the following planning application exists:

Planning – Application Summary 09/03819/PLF, Erection of a dwelling and detached garage following demolition of existing (Re-submission of 09/00152/PLF)

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Whitakers Estate Agent Declaration:

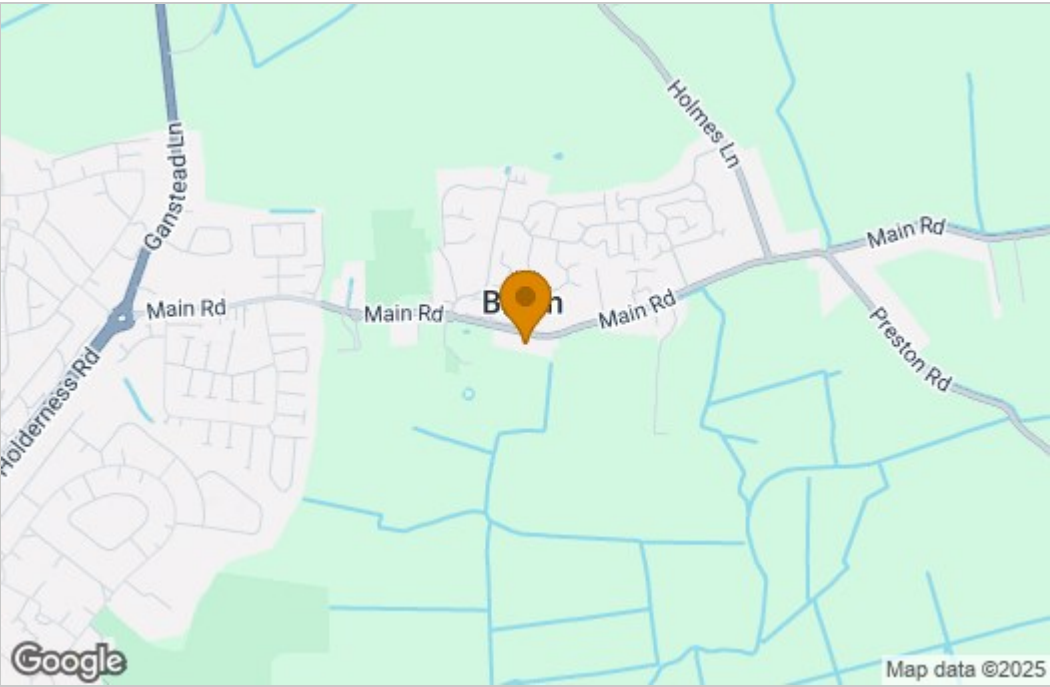
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they

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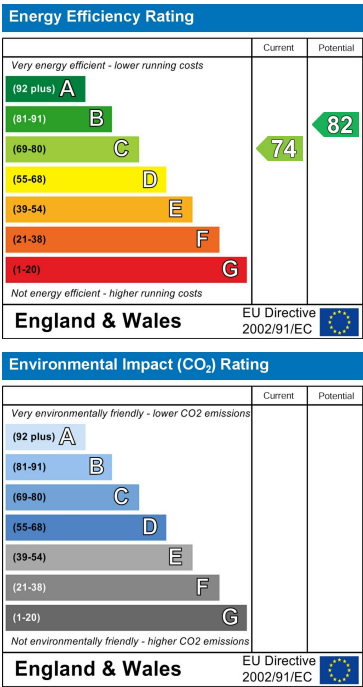
Floor Plan



Area Map



Energy Efficiency Graph



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