

Whitakers

Estate Agents



85 Ark Royal

Bilton, Hull, HU11 4BW

Guide price £160,000



85 Ark Royal

Bilton, Hull, HU11 4BW

Guide price £160,000



Description

Spacious family home!

This lovely three bedroom semi-detached house is situated in the desirable location of Bilton, close to amenities and local transport.

The house has two bathrooms, spacious bedrooms and generous front and rear gardens, ample off road parking, garage, and beautiful kitchen and bathroom.

The property has warm air heating

Ideal for the growing family, with great schools near by.

Arrange your viewing!

Entrance Porch/Hall

Via a uPVC double glazed door and uPVC double glazed window to the front aspect.

Lounge

16'10" x 17'10" (5.143 x 5.44)

Spacious, the lounge has the stairs to the 1st floor, a focal brick fireplace with inset gas fire, a uPVC double glazed bay window to the front aspect.

Kitchen/Dining Room

16'8" x 11'4" (5.091 x 3.459)

Huge kitchen with a range of base and wall units with contrasting granite work surfaces, a built in electric oven with four ring gas hob and extractor, integral fridge and automatic washing machine, a uPVC double glazed window to the rear aspect, and laminated tiled flooring.

Rear Porch

With uPVC double glazed French doors leading out to the rear garden, storage cupboard and laminated tiled flooring.

Shower Room

With uPVC double glazed window to the rear aspect, a shower enclosure with electric shower, a low level wc and pedestal wash hand basin, tiled walls and floor.

Stairs to the 1st floor

With the loft access and storage cupboard.

Bedroom One

11'7" x 12'2" (3.547 x 3.725)

The bedroom has a uPVC double glazed window to the front aspect, wood effect flooring and a range of fitted wardrobes.

Bedroom Two

10'2" x 12'1" (3.115 x 3.685)

The second bedroom has a uPVC double glazed window to the rear aspect.

Bedroom Three

8'8" x 9'2" (2.647 x 2.819)

The third bedroom has a uPVC double glazed window to the front aspect, storage cupboard.

Bathroom

6'3" x 7'3" (1.922 x 2.213)

The bathroom has a panel bath with electric shower, a low level wc and vanity wash hand basin, a uPVC double glazed window to the rear aspect and tiled walls and floor and heated towel radiator

Outside

To the front of the house there is a generous lawn garden with a variety of plants/shrubs and flowers. a low level brick wall boundary and private driveway which leads to the detached single garage with

Tel: 01482 877177

up/over door and power.

To the rear of the house there is a generous low maintenance garden with ample seating areas to enjoy the sunshine. The garden has high level boundaries and access to the garage and storage shed.

Disclaimer

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Agents Notes

Services, fittings and equipment referred to in these sale 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.

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.



Road Map



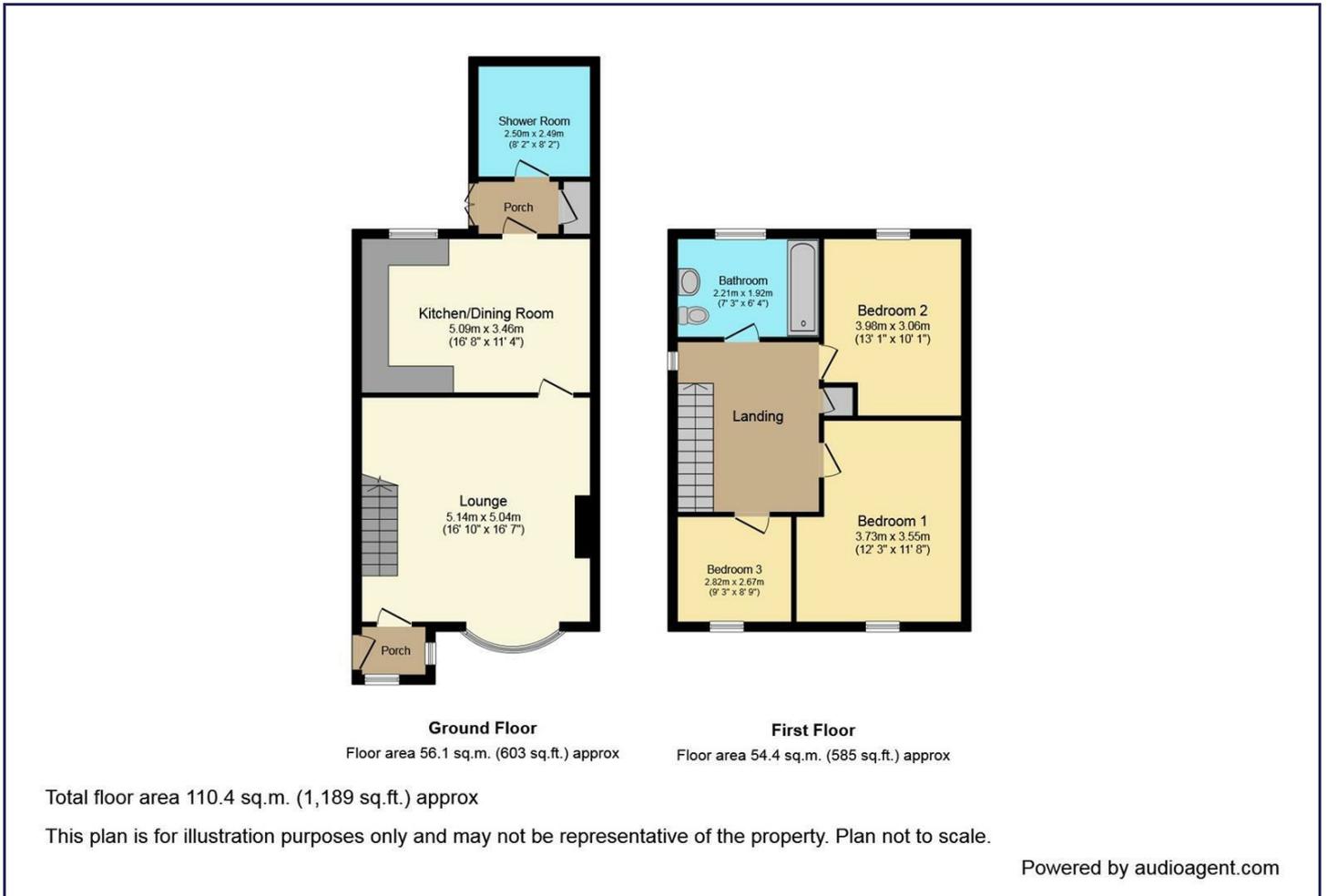
Hybrid Map



Terrain Map



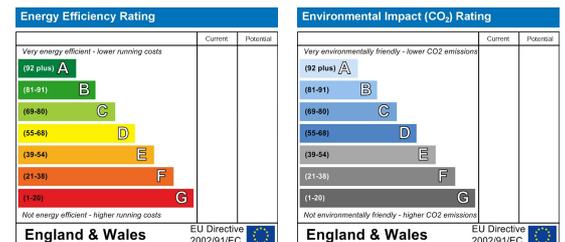
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.