



49 St. Peters View, Bilton, East Yorkshire, HU11 4AE

- Well presented semi detached
- Lounge/dining room
- uPVC double glazed conservatory
- Attractive gardens, drive, garage
- Includes extras
- Three bedrooms
- Fitted kitchen/diner
- GCH and uPVC DG
- No chain involved
- **MUST BE VIEWED**

Price £145,000



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VERY WELL PRESENTED SEMI++POPULAR CUL DE SAC LOCATION IN BILTON++EXTRAS INCLUDED++

Offered to the market with NO CHAIN INVOLVED is this extremely well presented property THAT MUST NOT BE MISSED. Benefiting from gas central heating and uPVC double glazing and accommodation comprising of an entrance hall, lounge, fitted kitchen/diner with integrated appliances and a uPVC double glazed conservatory to the ground floor. Three bedrooms to the first floor - two fitted and a bathroom.

Attractive gardens to the front and rear, private side drive and a garage. VIEW NOW TO AVOID DISAPPOINTMENT!!

Location

Located off Main Road Bilton is this sought after location. The village of Bilton has a local primary school, church and Asda superstore. Other shops and amenities can be found on Holderness Road which also offers good road access to the Hull City Centre and via Mount Pleasant to the A63/M62 motorway network.

Ground Floor

Entrance

Enter via a uPVC double glazed door into the hall.

Entrance Hall

Single radiator. Door leading into the lounge. Cloak facilities.

Lounge

16'2 x 13'4 (4.93m x 4.06m)

Lovely room with a wooden feature fire surround with ornate cast iron fireplace with a gas fire, tiled back plate and hearth. Double radiator. Carpeted. Stairs leading to the first floor accommodation. TV aerial. Coving to the ceiling. Internal door leading into the kitchen/diner. A uPVC double glazed bow window to the front aspect. TV point. Items include a four piece and a two piece settee together with a footstool.

Kitchen/diner

13'3 x 9'4 (4.04m x 2.84m)

Fitted with a good range of base, wall and drawer units with contrasting work surfaces. One and half sink unit with mixer tap. Gas hob with extractor hood over and a built in electric oven. Fridge and an automatic washing machine. Cupboard. Tiled splash backs. A uPVC double glazed window to the rear aspect. Space for a table and chairs. Covered radiator. Cupboard housing a baxi boiler. There are uPVC double glazed French doors leading into the conservatory. Spotlights.

Conservatory

9'8 x 8'7 (2.95m x 2.62m)

The conservatory is uPVC double glazed with power supply. TV aerial. A uPVC double glazed door to the side aspect.

First Floor Landing

Doors leading into all rooms. Loft hatch. Covered radiator.

Bedroom One

11'6 x 8'7 (3.51m x 2.62m)

A uPVC double glazed window to the front aspect. Fitted wardrobes, drawer units, bedside tables and over head storage facilities. Single radiator. TV aerial. Airing/linen cupboard. Bed base.

Bedroom Two

11'1 x 6'9 (3.38m x 2.06m)

A uPVC double glazed window to the rear aspect. Fitted wardrobes, cupboards and over head storage facilities. Single radiator. Fitted book case.

Bedroom Three

8'1 x 6'3 (2.46m x 1.91m)

A uPVC double glazed window to the rear aspect. Single radiator. Coving to the ceiling.



Bathroom

6'8 x 5'4 (2.03m x 1.63m)

A uPVC double glazed window to the side aspect. Heated towel radiator. Panel bath with mixer tap, plumbed in shower and shower fitment, half pedestal wash hand basin with mixer tap and low level flush WC. Fully tiled walls. Extractor fan.

External

Low maintenance garden to the front with a brick tiled drive leading down to the brick built garage. At the rear there is an attractive garden with lawn area, stone circular design and a block paved area. Fencing to the surrounds and a door leads into the garage.

Services

The mains services of water, gas, electric and drainage are connected. The property has a gas boiler providing gas central heating and a cylinder tank providing the hot water.

Outgoings

From internet enquiries with the valuation Office website the property has been placed in Band C for Council Tax purposes, Local Authority Reference Number: BIL042045000. Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate

The current energy rating on the property is D(61).

Viewings

Strictly by appointment with the Sole Agents Leonards on (01482) 375212.

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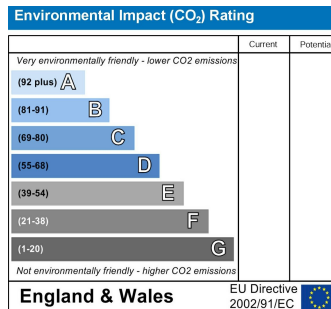
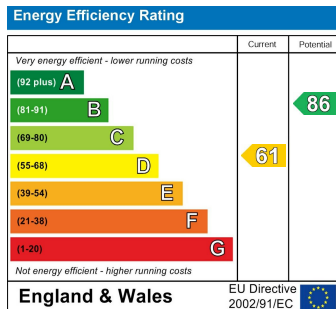
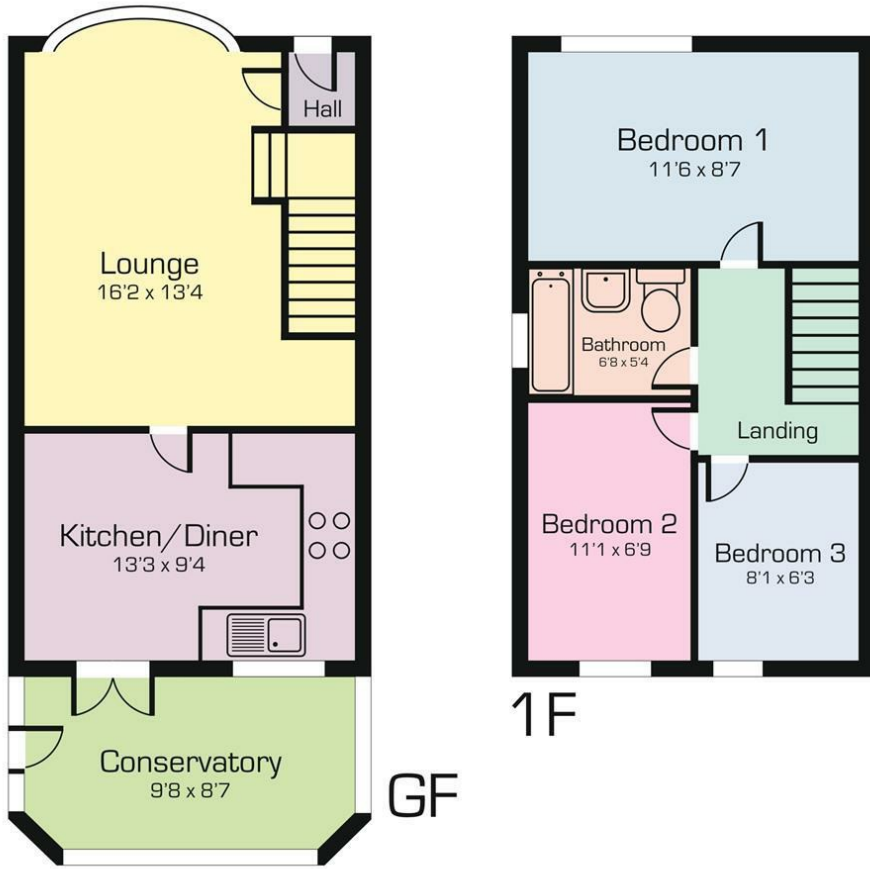


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