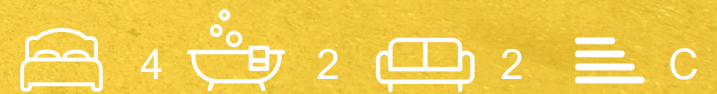


staniford
grays



28 Ganstead Lane, Bilton, Hull, HU11 4AU

£295,000





28 Ganstead Lane

Hull, HU11 4AU

- FULLY RE-MODELLED
- 4 GENEROUS BEDROOMS
- BRIGHT AND SPACIOUS
- DRIVEWAY, CARPORT AND GARAGE
- VIEWING ADVISED
- DECEPTIVELY SPACIOUS
- OVER 1100 SQUARE FEET IN SIZE
- PRIVATE GARDENS
- NO ONWARD CHAIN
- OPEN PLAN RECEPTION SPACE

A MUST-SEE HOME BEING DECEPTIVELY SPACIOUS AND OFFERING 4 GENEROUS BEDROOMS.

FULLY REFURBISHED INTERNALLY, HIGHLY SPECIFIED HOME WITH DRIVEWAY, CARPORT AND GARAGE.

Having undergone a programme of re-modelling and refurbishment internally and highly advised for internal inspection.

Coming suitable for a range of applicants offering a combination of good levels of kerb appeal with the benefit of a modern family home with an excellent balance of formal and open plan reception spaces.

The well specified living space is offset from Ganstead Lane with generous room proportions, ceiling heights and good levels of natural daylight over the two floor levels.

The living space briefly comprises Reception Hallway, Formal Lounge, Open Plan Dayroom/Dining/Kitchen and Utility/Shower Room and separate W.C.. To the first floor level a central landing gives access to Four generous Bedrooms and a House Bathroom.

Externally gated parking is provided for multiple vehicles with carport and garage. Low maintenance and private gardens also exist to the rear, all within a convenient and popular residential environment.



£295,000



GROUND FLOOR

ENTRANCE HALLWAY

Accessed via a generous and wide hallway with feature balustrade and spindles with ornate Art Deco styled newel post and integral lighting, double glazed windows to front elevation, access door, LVT flooring, understairs storage cupboard. Provides access to...

RECEPTION LOUNGE

An expansive formal reception space, with uPVC double glazed window to the front elevation allowing an abundance of natural daylight, feature wall light points, centrally mounted electric fire with traditional granite hearth and mantel, Art Deco style corner shelving unit and cupboard, integral glazed window looking through to open plan day room / kitchen (has potential to be opened up or fitted with integral doors for access).

25'9" x 11'4" (7.87 x 3.46)

DAY ROOM / KITCHEN

(extending to 2.10m x 2.92m)

Benefiting from full garden views via sliding access door to patio terrace, windows to side elevation, suitably sized to accommodate informal reception space and dining table also, LVT floorcovering, feature lighting, access leading through to shower/utility room and cloakroom/w.c also, being open plan through to kitchen.

Kitchen is appointed with a range of Shaker style fitted wall and base units, contrasting work surfaces, contemporary style door furniture, a number of integrated appliances include 1.5 bowl sink and drainer with feature mixer tap, double mid-level oven, induction hob, extractor canopy, integrated fridge and separate integrated freezer, space for a number of further freestanding white goods, LVT floorcovering, windows to side elevation.

19'3" x 12'5" (5.88 x 3.81)

REAR ENTRANCE HALL

With composite access door to the side driveway, leading through to...

SHOWER ROOM

With two uPVC double glazed windows, inset basin, self contained shower cubicle with folding door, LVT floorcoverings, feature traditional tiling to splashbacks.

6'9" x 6'5" (2.07 x 1.98)

SEPARATE W.C

With LVT flooring, low flush w.c.

FIRST FLOOR

LANDING

A central landing gives access to four bedrooms over the split level.

BEDROOM ONE

With uPVC double glazed window to frontage, of an excellent size and generous enough to accommodate double bed and freestanding bedroom furniture.

13'9" x 11'5" (4.21 x 3.49)

BEDROOM TWO

With uPVC double glazed window to rear, again boasting double bedroom proportions and generous ceiling height.

11'6" x 12'4" (3.52 x 3.76)

BEDROOM THREE

Serving as an extension to the property, a generously sized third bedroom with uPVC double glazed window to the front outlook.

16'8" x 7'9" (5.09 x 2.38)



BEDROOM FOUR

77" x 72" (2.32 x 2.19)
With potential to be used as a single bedroom or alternatively a study or nursery, with uPVC double glazed window to front outlook.

HOUSE BATHROOM

14'5" x 5'11" (4.40 x 1.81)
(at longest and widest point)
Of an excellent size, with fitted cabinetry, wall mounted combination boiler, bath with shower console over and shower screen, pedestal wash hand basin, low flush w.c, uPVC privacy windows to rear elevation.

OUTSIDE

Ganstead Lane itself remains conveniently positioned in the ever popular residential location of Bilton, offering excellent commuter access to the nearby city of Hull and surrounding towns and villages.
The subject dwelling benefits from a dedicated and gated entrance driveway being offset from Ganstead Lane itself, with front garden, low level wall to the front perimeter boundary, driveway extends down the side of the property into carport with lighting, in turn providing access to single garage with electronically operated roller door.
Gated access leads to a private and enclosed rear garden, with patio terrace, laid to lawn grass section, established planting, shrubbery and borders to perimeter boundaries, external lights and tap point.

AGENTS NOTE

The subject dwelling has been renovated and remodelled internally, and given the program of extension with the extra bedroom comes suitable for families looking for attractive and ready to move in family living.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull City Council council tax band is 'D'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

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

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

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.

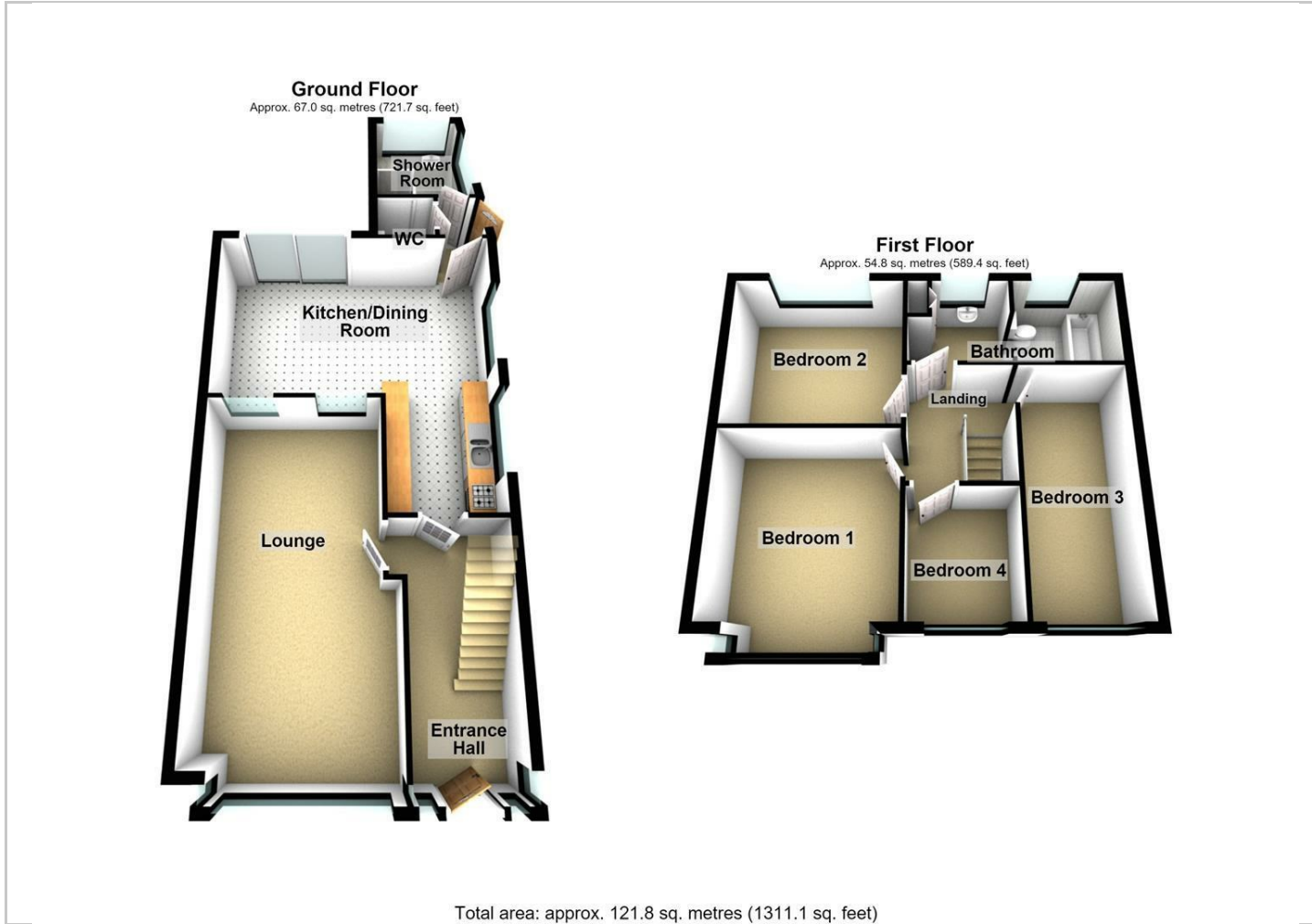
FEES

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

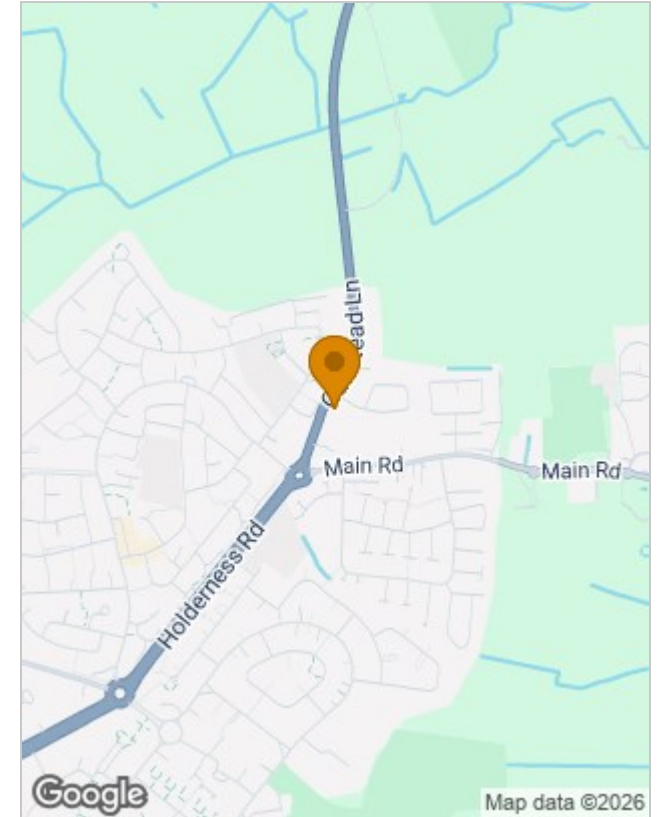




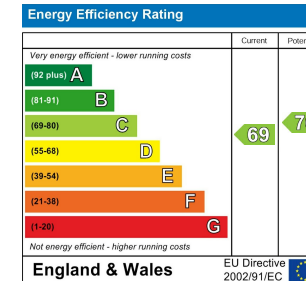
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 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.