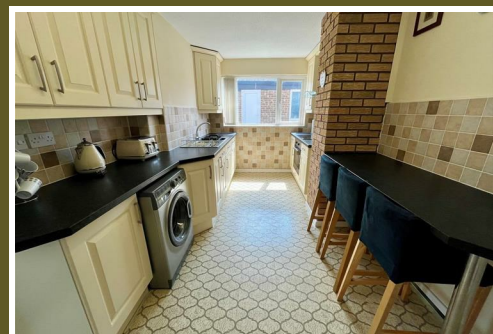




28 Broad Oak, Bilton, Hull, HU11 4BS

- Extended Three Bedroom Semi Detached House
- Entrance Porch with access to Hallway
- Rear Facing Kitchen with Side Lobby and GF WC
- Bathroom with Five Piece Suite
- Gas Warm Air Heating System and External Double Glazing
- Corner Plot Position with Charterfield
- Open Plan Lounge with Dining Area
- Three First floor Bedrooms (two with wardrobes)
- Off Road Parking and Double Garage
- Early Viewing Advised - No Forward Chain

Offers In The Region Of £179,950



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28 Broad Oak, Bilton, Hull, HU11 4BS

Nestled in the charming area of Broad Oak, Bilton, Hull, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. With three bedrooms, this property offers ample space for comfortable living. The inviting reception rooms provide versatile areas that can be tailored to your needs, whether for relaxation, entertaining guests, or creating a home office. The property features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this home is the parking space and double garage, which is a rare find in this area and adds to the overall appeal. Broad Oak is a lovely neighbourhood, known for its friendly community and convenient access to local amenities. Residents can enjoy nearby parks, schools, and shops, making it an ideal location for families. The property is also well-connected to Hull city centre, providing easy access to a wider range of facilities and services. This semi-detached house is not just a place to live; it is a place to create lasting memories. With its spacious layout and prime location, it is sure to attract interest from those seeking a comfortable and practical home. Do not miss the chance to view this wonderful property and envision the possibilities it holds for you and your family.

Location

Bilton is situated just outside Hull's north eastern boundary approximately five miles from the City Centre. The village has a local primary school, church and Asda superstore and secondary schooling is available in the nearby village of Preston and the City of Hull. 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.

Entrance Porch

Main front entrance provides access into the property. Window to the side elevation. Inner single glazed door provides access into.

Entrance Hall

Stairs lead off to the first floor accommodation. Under stairs cupboard. Wall mounted gas heater (not working/in use). Access to rooms off.

Lounge

10'8" to back of chimney breast x 13'6" (3.259m to back of chimney breast x 4.131m)
Picture window to the front elevation. Fire surround with coal effect gas fire. Wooden effect flooring. Open plan access into:

Dining Area

7'4" max x 16'11" (2.251m max x 5.172m)
Window to the rear elevation. Wooden effect flooring.

Kitchen

8'8" max x 16'5" (2.657m max x 5.011m)
Fitted with a range of base and wall units. Work surfaces with breakfast bar. Single drainer sink unit. Appliances of oven and hob. Space for washing machine and fridge/freezer. Johnson & Starley Hi Spec J32 gas warm air heating system. Window to the rear elevation. Part tiled walls.

Side Lobby

Main side entrance door. Tiled flooring.

Cloakroom WC

Suite of WC. Wash hand basin. Window to the side elevation. Tiled flooring.

First Floor Landing

Airing cupboard with cylinder. Access to roof void. Window to the side elevation.

Bedroom One

9'1" x 8'9" + 8'1" x 6'10" (2.792m x 2.674m + 2.489m x 2.087m)
An extended rear facing room with window to the rear elevation. Range of wardrobes with top cupboards. Small dressing table.

Bedroom Two

9'1" + door recess x 10'11" to wardrobes (2.788m + door recess x 3.330m to wardrobes)
Window to the front elevation. Range of wardrobes. Top cupboards. Small dressing table.

Bedroom Three

7'1" x 7'8" (2.168m x 2.347m)
Window to the front elevation.



Bathroom

6'0" extends to 7'0" x 12'3" max (1.845m extends to 2.153m x 3.739m max)

Fitted with a five piece suite with four of the range being in courageous pink. Comprising of a corner bath, wash hand basin, bidet, WC and shower cubicle with Triton T80 electric shower. Tiling to the walls. Step up to bathing area. Window to the rear elevation.

Outside

The property occupies a pleasant corner plot position on the corner of Broad Oak and Charterfield. There is a small garden area at the rear and off road parking with access to the double garage.

Garage

15'4" x 16'8" (4.694m x 5.089m)

Electric roller door front access. Side personal door and adjoining window. Light and power.

Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

Energy Performance Certificate

The current energy rating on the property is pending.

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser 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 0026000500280B. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.