



1 Ward Avenue, Bilton, Hull, East Yorkshire, HU11 4EE

- Well Presented Detached Dormer Bungalow
- Offered For Sale with No Forward Chain
- Lounge and Separate Dining Room/Reception Room
- Two Ground Floor Bedrooms
- First Floor Bedroom and Cloakroom/WC
- Deceptive Well Proportioned Accommodation
- Entrance Hall with Stairs off
- Generous Size Dining Kitchen
- Ground Floor Bathroom
- Garden Areas with Parking and Garage and Shed/Store

Offers In The Region Of £240,000



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1 Ward Avenue, Bilton, Hull, East Yorkshire, HU114EE

Nestled in the charming area of Bilton, Hull, this delightful detached dormer bungalow on Ward Avenue offers a perfect blend of comfort and convenience. Offered for sale with No Forward Chain. With three well-proportioned bedrooms, this property is ideal for families. The spacious layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests. The bungalow features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The property is designed for practicality, with off road parking available and a single garage, making it a hassle-free option for those with cars. Set in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for families. The combination of space, comfort, and a desirable location makes this property a wonderful opportunity for prospective buyers. Don't miss the chance to make this lovely property your new home. Viewing via Leonards.

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 Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Radiator. Cloaks/meter cupboard.

Lounge

11'11" x 12'10" (3.642m x 3.923m)

Window to the front elevation. Fireplace with electric fire. Radiator.

Dining Room/Reception Room

14'11" x 9'9" (4.555m x 2.994m)

Window to the side elevation. Cupboard off with gas fired central heating boiler. Radiator.

Dining Kitchen

9'10" x 18'1" (3.014m x 5.517m)

Fitted with a range of base and wall units. Work surfaces with sink unit. Appliances of electric oven. Gas hob with hood over. Space for under counter appliances. Part tiled walls. Windows to the side and rear elevations. Rear entrance door. Radiator.

Bedroom Two

11'6"n x 8'10" (3.513n x 2.701m)

Window to the rear elevation. Radiator.

Bedroom Three

8'11" x 9'3" (2.726m x 2.842m)

Window to the front elevation. Radiator.

Ground Floor Bathroom

5'6" x 7'7" (1.688m x 2.312m)

Suite of bath with electric shower over. Wash hand basin. WC. Two windows to the side elevation. Tiling to the walls. Radiator.

First Floor Landing

Access to eves. Window to the side elevation.

Cloakroom WC

Suite of WC. Wash hand basin. Sloping ceiling profile. Access into the eves.

Bedroom One

14'6" x 12'0" back of wardrobes (4.430m x 3.682m back of wardrobes)

Window to the side elevation. Radiator. Wardrobes. Sloping ceiling profiles.

Outside

The property occupies a pleasant corner plot and has garden areas to the front, side and rear. A shared driveway provides access to the garage and rear garden area.

Garage

10'3" x 15'11" (3.131m x 4.873m)

Up and over front access door. Side window.

Shed/Store

8'1" x 15'11" (2.477m x 4.872m)



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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 BIL045001000. 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 procurement 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.

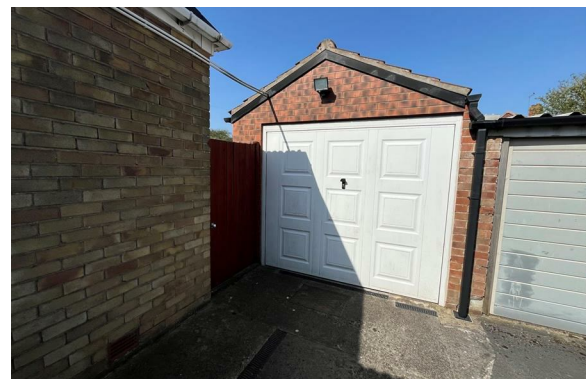
Viewings

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.



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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.

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