



27 Preston Lane, Bilton, Hull, East Yorkshire, HU11 4DE

- Well Presented Detached Dormer Bungalow
- Two Reception Rooms and Modern Dining Kitchen
- Ground Floor Master Bedroom with Wardrobes
- Two First Floor Bedrooms with Cupboards
- Distant Field Views
- Generous Garden Plot with Parking and Garage
- Separate Utility Room
- Ground Floor Four Piece Bathroom Suite
- Located On The Village Outskirts
- Early Viewing Advised via Leonards

Offers In The Region Of £400,000



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Nestled in the charming area of Bilton, Hull, this delightful dormer detached bungalow on Preston Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat.

The bungalow boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. Whether you prefer a cosy evening in or hosting gatherings, these versatile living areas cater to your needs. The well-appointed bathroom ensures that daily routines are both practical and pleasant.

One of the standout features of this property is the generous parking space, accommodating numerous vehicles. This is a rare find in residential areas, making it perfect for families with multiple cars or for those who enjoy hosting visitors.

The location itself is a significant advantage, offering a suburban lifestyle while remaining within easy reach of local amenities and transport links. This makes it an excellent choice for those who appreciate the balance of quiet living and accessibility.

In summary, this charming bungalow on Preston Lane presents a wonderful opportunity for anyone looking to settle in a welcoming community. With its spacious layout, ample parking, and convenient location, it is a property not to be missed.

Location

Situated on Preston Lane, within the attractive/convenient village of Bilton. Served by the Asda Superstore, school, good road links and public transport services provide access into Hull City Centre. Within the City Centre there can be found an extensive range of shopping, leisure and transport facilities including a main line railway connection.

Front Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Radiator. Access door into:

Lounge

12'9" x 15'10" (3.892m x 4.843m)

A lovely double aspect room with windows to the front and side elevations. Feature fire surround with electric stove style fire. Radiator.

Dining Kitchen

17'2" x 12'1" (5.233m x 3.699m)

Fitted with a matching range of base and wall units with contrasting work surfaces over. Single drainer sink unit. Appliances of oven and hob with hood over. Fridge. Dishwasher. Part tiled walls. Tiled flooring. Table. Two windows to the rear elevation. Radiator. Inset ceiling lights.

Utility Room

7'9" x 5'11" + lobby area (2.381m x 1.821m + lobby area)

Fitted with base and wall units. Work surfaces with single drainer sink unit. Part tiled walls. Tiled flooring. Space for appliances of washing machine and dryer. Window to the side elevation. Access into lobby area which leads to the kitchen. This area contains additional storage cupboards.

Rear Entrance Lobby

Rear/side entrance door provides access into the property. Tiled flooring. Radiator. Storage cupboards. Access into rooms off.

Rear Facing Sitting Room

17'2" x 12'1" (5.233m x 3.699m)

A lovely room which overlooks the rear garden with windows to the side and rear elevations. Log burner. Two radiators. Tiled flooring.

Ground Floor Bedroom One

12'5" x 12'6" (3.796m x 3.815m)

Containing a range of bedroom furniture which extends to wardrobes and dressing table/drawer units. Bed recess with top cupboards over. Window to the front elevation. Radiator.

Ground Floor Bathroom

8'8" x 7'1" (2.644m x 2.162m)

Fitted with a four piece suite of spa type bath, shower cubicle, vanity unit with wash hand basin, WC and base and wall cupboards. Tiling to the walls and floor. Window to the side elevation. Towel type radiator.

First Floor

Access to bedrooms off.

Bedroom Two

12'8" x 9'5" (3.879m x 2.892m)

Two windows to the side elevation. Sloping ceiling profiles with cupboards. Radiator.



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Bedroom Three

12'6" x 9'5" (3.819m x 2.893m)

Window to the side elevation. Sloping ceiling profiles with cupboards. Radiator.

Outside

A real feature of this super property are the lovely gardens. Set back from the main road a block set driveway provides a generous driveway and parking area with gated access to the rear garage and gardens beyond. The front garden is laid mainly to lawn. The well proportioned rear garden is again laid mainly to lawn with patio area and pathway. Having well stocked borders, fish pond and feature at the far end of the garden. Useful garden shed and greenhouse compliment the outside space.

Garage

9'4" x 18'8" (2.846m x 5.713m)

With up and over front access door. Windows. 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 D for Council Tax purposes. Local Authority Reference Number BIL035027000. 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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