

52 Dawnay Road, Bilton HU11 4HA

Offers in the region of
£179,000

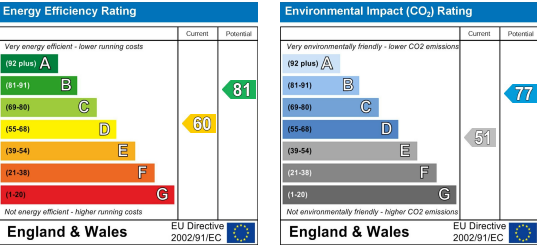
Floor Plan (for identification purposes only)



Viewing

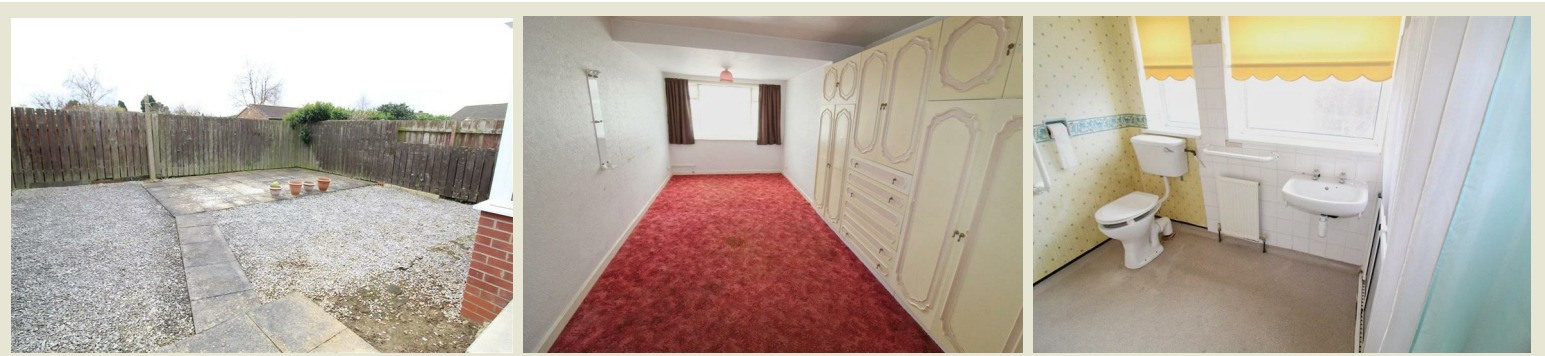
Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.





- A Substantially Extended Dormer Bungalow
- Wet Room and Jack & Jill Shower Room
- Front Porch and Rear Conservatory
- Wide, Private Side Drive
- Refurbishment Required - Lots of Potential Offered

A SUBSTANTIALLY EXTENDED SEMI DETACHED DORMER BUNGALOW WHICH OFFERS SPACIOUS FOUR BEDROOMED ACCOMMODATION AND STANDS IN LOW MAINTENANCE GARDENS WHICH ENJOY A SOUTHERLY ASPECT AT THE REAR AND INCLUDE A WIDE, PRIVATE DRIVEWAY LEADING TO A SUBSTANTIAL BRICK BUILT GARAGE. THE PROPERTY IS OFFERED FOR SALE WITH NO CHAIN INVOLVED.

LOCATION

This property enjoys a popular residential location fronting onto Dawnay Road, close to its junction with Holmes Lane, on the eastern outskirts of the village of Bilton.

Bilton is a large village which is located to the north of the B1238 adjacent to the north eastern boundary of Hull. Community facilities and services include a primary school, a variety of shops, a supermarket, post office and a modern village hall which is set in playing fields. The parish population, which includes the settlements of Ganstead and Wyton, is 2220 (2011 census).

ACCOMMODATION

The accommodation has MAINS GAS CENTRAL HEATING via hot water radiators, UPVC DOUBLE GLAZING and is arranged on two floors as follows:

SIDE ENTRANCE PORCH

'L' SHAPED ENTRANCE HALL

With an enclosed staircase leading off and one central heating radiator.

- Spacious Four Bedroomed Accommodation
- Lounge and 16ft Dining Kitchen
- Low Maintenance Gardens
- Substantial Brick Built Garage
- Energy Rating - D

LOUNGE

13'2" x 14'11" (4.01m x 4.55m)
With a fitted gas fire set in a surround, understairs cupboard, hardwood strip flooring and one central heating radiator.

DINING KITCHEN

12'4" x 16'7" (3.76m x 5.05m)
With a range of fitted base and wall cupboards incorporating worksurfaces with an inset stainless steel sink, a built in oven and electric hob, plumbing for an automatic washer, fitted bench seat, downlighting and one central heating radiator.

CONSERVATORY

12'2" x 5'4" (3.71m x 1.63m)
With a brick base, windows on three sides, a single French door leading out into the rear garden and a polycarbonate covered roof.

BEDROOM 1 (REAR)

9'11" x 19'11" overall (3.02m x 6.07m overall)
With a range of fitted wardrobes and drawers, understairs store cupboard and one central heating radiator.

BEDROOM 2 (FRONT)

8'10" x 9'11" (2.69m x 3.02m)
With one central heating radiator.

WET ROOM

5'5" x 10'2" (1.65m x 3.10m)
With a shower designed for use by the disabled, a low level w.c. and wash hand basin, part tiled walls and one central heating radiator.



FIRST FLOOR

LANDING

With built in storage and wardrobe cupboards and leading to:

BEDROOM 3 (REAR)

14'1" x 9'9" overall (4.29m x 2.97m overall)
With doorway leading through to the Jack and Jill shower room and one central heating radiator.

BEDROOM 4 (SIDE)

12' x 10'6" (3.66m x 3.20m)
With deep built in storage cupboards, doorway leading through to the Jack and Jill shower room and one central heating radiator.

JACK AND JILL SHOWER ROOM

7'6" x 7'5" (2.29m x 2.26m)
With a three piece white suite comprising a tiled shower cubicle, pedestal wash hand basin with tiled splashback and a low level w.c., built in cupboard housing an Ideal gas fired central heating boiler and one central heating radiator.

OUTSIDE

The house incorporates a low maintenance foregarden/parking bay with a walled surround and a wide stone chipped driveway leads to a detached brick and block built GARAGE 10' x 24'6" with an electrically operated main door, side personal door, power points and strip lighting. To the rear is an enclosed low maintenance garden with a paved and stone chipped surface.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors), there is no selling chain involved with the purchase of this property and vacant possession will be given upon completion at a date to be agreed.

EXTRAS

The property is sold with all fitted floor coverings, curtains, blinds and light fittings included in the sale price.