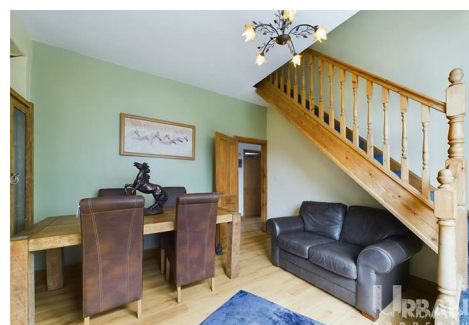
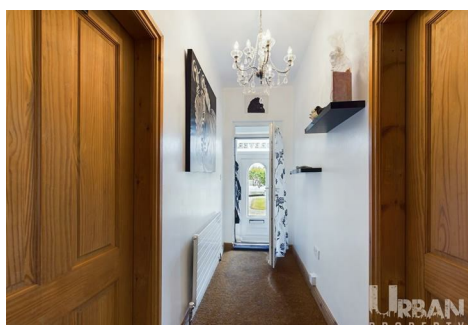




8 Preston Lane, Bilton, HU11 4DD

Offers Over £270,000

This three bedroom bungalow is situated in the sought after area of Bilton Village on a large plot benefiting from multiple off street parking! With a modern finish throughout and having a rear extension to the lounge and bathroom, this property would suit itself to a variety of purchasers, arranged over two floors.....

This three bedroom bungalow is situated in the sought after area of Bilton Village on a large plot benefiting from multiple off street parking! With a modern finish throughout and having a rear extension to the lounge and bathroom, this property would suit itself to a variety of purchasers, arranged over two floors, the property comprises of:

With upvc entrance door with decorative glazed units leading to:

Entrance hallway with solid wood flooring, radiator and doors to the two bedrooms, lounge, bathroom and dining room.

Bedroom One & Two

The two double bedrooms are located at the front aspect of the property, bedroom one has a Bay window and double radiator and bedroom two has a dual aspect window and double radiator.

Lounge

The extended lounge has French doors leading to the rear large patio area with wood flooring and two vertical radiators.

Bathroom

The extended bathroom benefits from a stylish wet zone, with power shower, toilet, hand wash basin, and jacuzzi whirlpool bath with colour changing lights and floor to ceiling bathroom cabinet. There is a vertical radiator with complimentary flooring.

Dining room

The dining room comprises of a window to the side aspect, with wooden staircase leading to the third bedroom.

Bedroom three

From the dining room, the stairs lead to the third bedroom with Sliderobes walk in wardrobe, boarded out with storage space, a double radiator and dual aspect windows.

Kitchen

The kitchen has quality fitted units with solid wood doors and feature island with granite work surfaces over. With tiled flooring and two vertical radiators, space for Fridge Freezer, and washing machine, the range cooker with matching splash back and extractor completes the kitchen. There is a side door leading to the garden.

Sun room

Additional to this large property, there is a rear sun room, allowing lots of daylight, with double radiator, window overlooking the garden and French doors to the

patio area.

Conservatory- there is also a conservatory, with electric.

Exterior

To the front aspect there is a large attractive front garden, with small lawn area, and a large private driveway offering multiple parking spaces. The large private garden backs onto open fields, there are also two sheds, one with lighting and electric sockets. The patio area is a large Indian sandstone space which is ideal for entertaining guests.

Thinking of moving? Contact us on 01482 226560 to arrange your free no obligation market appraisal. We are your local, family run Estate Agents offering a personal, bespoke professional service at an unbeatable fee.

Disclaimer

-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website www.urbanpropertyhull.co.uk.

-To arrange a viewing for this property please contact Urban Property 01482 226560 356 Holderness Road Hull HU9 3DQ.

-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

All mortgages are subject to status and valuation.

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

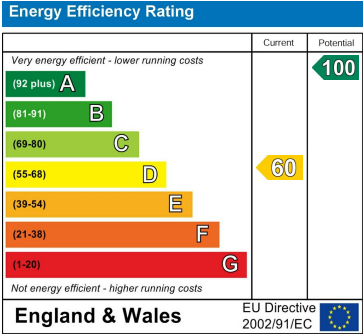
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.