



9 Pilots Way

, Hull, HU9 1PS

Offers in the region of £210,000



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Ground Floor:

Entrance Hallway

Welcoming entrance to the front via UPVC double glazed door, Hallway with laminate flooring, fixed staircase approach to the first floor level, UPVC double glazed window to the side and storage cupboard under the stairs.

Breakfast Kitchen

13'3" x 10'3" (4.04m x 3.13m)

With UPVC double glazed window to the front. A modern kitchen with a range of base and wall mounted units, laminated work surfaces and a breakfast bar with matching upstands, inset stainless steel sink unit, inset electric hob with extractor over and built in oven plus integrated washing machine and dishwasher and a freestanding American fridge/freezer. Tiled flooring and radiator.

Lounge

16'7" x 11'4" (5.06m x 3.46m)

With UPVC double glazed window and French doors, feature decorated fireplace, carpet flooring and radiator.

Conservatory

14'6" x 11'11" (4.42m x 3.65m)

To the rear of the property with UPVC double glazed windows, French doors and separate entrance door to the side plus underfloor heating.

First Floor:

Landing

With UPVC double glazed window to the side and storage cupboard.

Master Bedroom

10'9" x 9'10" (3.29m x 3.00m)

A double bedroom with UPVC double glazed window to the front, carpet flooring and radiator,

En-suite

7'0" x 2'9" (2.14m x 0.85m)

Fitted with a three piece suite; comprising enclosed shower cubicle, sink inset within vanity unit and low level WC.

Bedroom Two

11'3" x 8'4" (3.45m x 2.55m)

Second double bedroom with UPVC double glazed window to the rear, laminate flooring and radiator.

Bedroom Three

8'2" x 8'0" (2.50m x 2.46)

Another generous bedroom with UPVC double glazed window to the rear, laminate flooring and radiator.

House Bathroom

6'5" x 5'4" (1.96m x 1.65m)

With UPVC double glazed window to the front. Fitted with a three piece suite in white, comprising panelled bath with electric shower over, pedestal sink unit and low level WC. With extensive tiling to the walls, vinyl flooring and radiator.

Outside

Externally, to the front is a gravelled garden and

block paving provides off street parking. With iron railings to the front and side boundary. To the side of the property is a detached garage with up and over door to the front and a solid access door to the side. To the rear is an enclosed garden, mainly laid to lawn with a small storage shed.

Council Tax

We have been advised the property is council tax band C, payable to Hull City Council.

ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



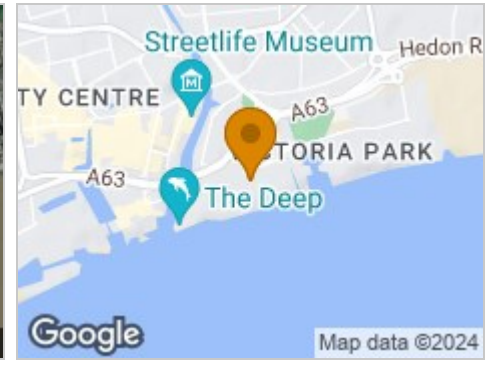
Road Map



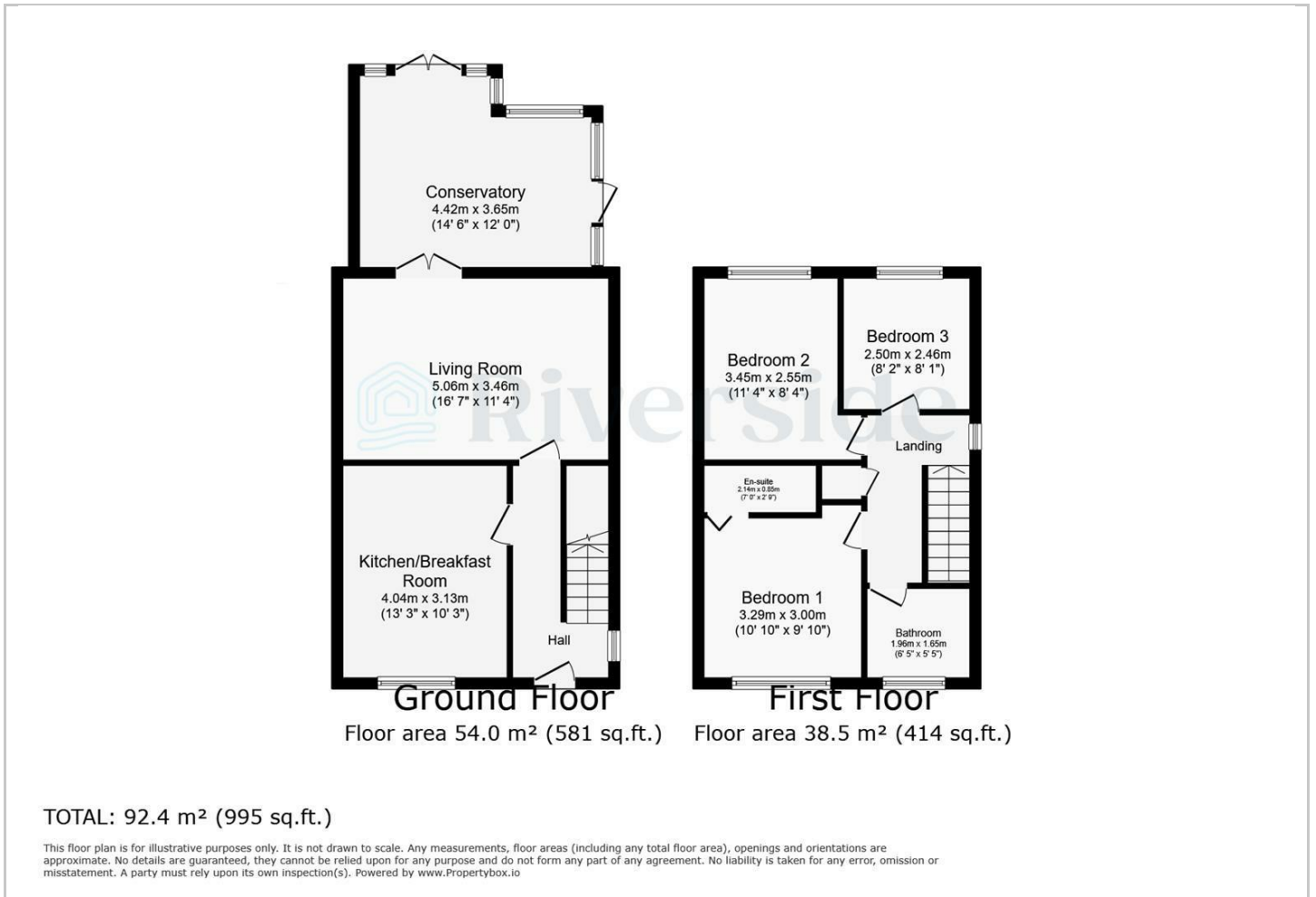
Hybrid Map



Terrain Map



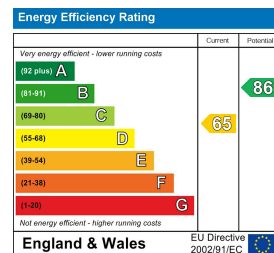
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.