



**35 Lime Tree Lane
Bilton
Hull
East Riding of Yorkshire
HU11 4EA**

Offers In Excess Of £189,000

bettermove

Lime Tree Lane Hull

Bettermove are proud to present this 3 bedroom semi-detached house in Bilton.

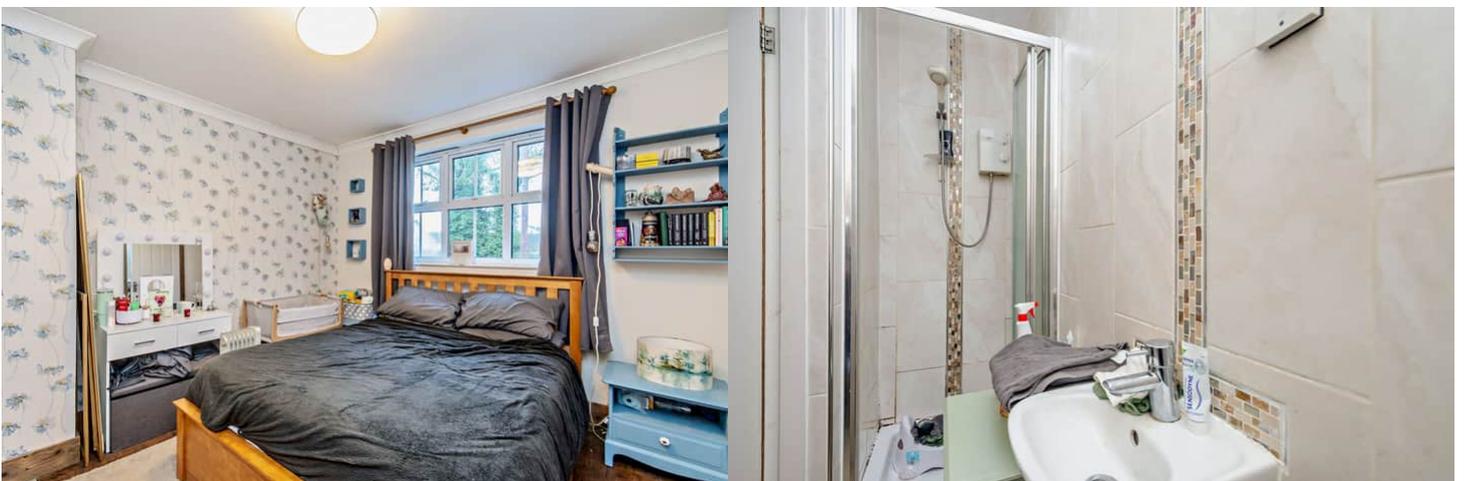
The property benefits from double glazing, gas central heating throughout and also has a wood burner and has off street parking available via the driveway.

The council tax band is B.

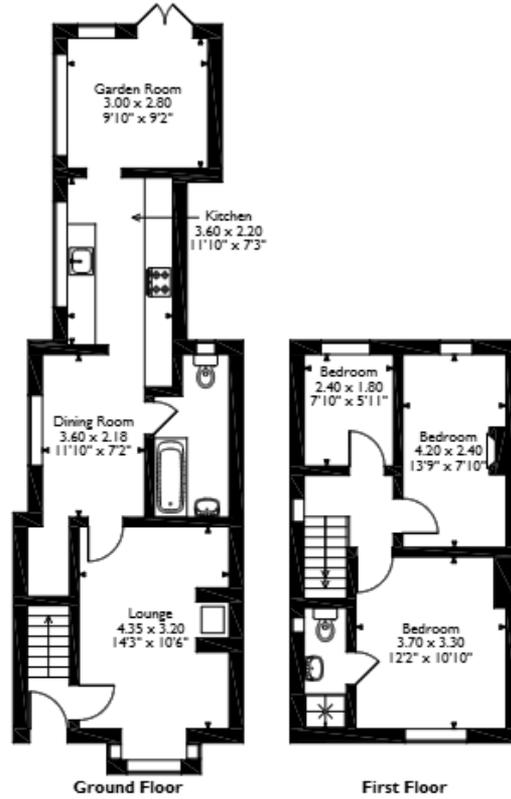
The interior of this beautifully presented property comprises two spacious reception rooms, dining room, fitted kitchen, and a family bathroom on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single. The master bedroom further benefits from a private en-suite. The exterior boasts a large, private garden, expanding over 250ft, with a 40 square meter enclosed patio area with pergola, perfect for enjoying the summer months.

Located in the popular village of Bilton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Hull station (7.7 miles), various bus routes and the A63.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Lime Tree Lane, Bilton, Hull
 Approximate Gross Internal Area
 87 Sq M/937 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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