



339 Ganstead Lane, Ganstead, Bilton, East Yorkshire, HU11 4BJ

ELEGANT VICTORIAN VILLA WITH PRIVATE GARDENS AND TENNIS COURT



Welcome to 339 Ganstead Lane, an IMPRESSIVE FOUR-BEDROOM VICTORIAN VILLA. This beautiful home is set within ATTRACTIVE AND PRIVATE GARDENS, offering plenty of space both inside and out. You'll find high ceilings, spacious rooms, and even a purpose-built ENCLOSED TENNIS COURT. Perfect for families and those who love to entertain, this home is ready for you to move in and enjoy.

From the Agent's Perspective

339 Ganstead Lane, is a truly elegant family home. This impressive **FOUR-BEDROOM VICTORIAN VILLA** offers a perfect blend of historical charm and modern living. From the **WELCOMING ENTRANCE HALL**, you'll find **TWO BAY-FRONTED SITTING ROOMS**, a **FORMAL DINING ROOM**, and a **GARDEN ROOM** with lovely views of the garden. The **FITTED KITCHEN** and **UTILITY ROOM** provide practicality, while the **WC** and **CLOAKROOM** add extra convenience. High ceilings and spacious rooms create an airy feel, and the well-maintained **LAWNED GARDENS** AND **PAVED SUN TERRACE** offer fantastic spaces for summer dining and entertaining. There's generous **PARKING**, a **DOUBLE GARAGE**, and plenty of mature trees, shrubs, and evergreens. Plus, the enclosed **TENNIS COURT** adds a unique touch and a useful adjacent yard which has access to Swine Lane. We believe this home is perfect for families and those who enjoy hosting gatherings. With a short drive to local amenities, this property has it all.



From the Client's Perspective

Living at 339 Ganstead Lane has been a joy for our family. The **FOUR-BEDROOM VICTORIAN VILLA** offers plenty of space, both inside and out, making it perfect for our needs. The grand **ENTRANCE HALL** leading to the **TWO BAY-FRONTED SITTING ROOMS** and **FORMAL DINING ROOM** creates a welcoming atmosphere. Our favourite spot is the **GARDEN ROOM**, where we enjoy the views of our lovely garden. The **FITTED KITCHEN** and separate **UTILITY ROOM** are super practical for daily life.





The LAWNED GARDENS are delightful, providing us with a great outdoor space for summer dining and entertaining. The ENCLOSED TENNIS COURT has been a hit with our family and friends. The DOUBLE GARAGE and ample PARKING make life easy. Mature trees and shrubs around the garden add character and privacy. We've enjoyed every moment here and hope you will too. Plus, it's only a short drive to nearby amenities.

To the rear of the property there is a useful yard with its own double gated entrance and two garages / workshop. This is perfect for those who need to potentially work from home and have workshop, parking and just extra space in general.

Location

Bilton is situated just outside Hull's north eastern boundary approximately five miles from the City Centre. The village has a local primary school, church and Asda superstore and secondary schooling is available in the nearby village of Preston and the City of Hull. Other shops and amenities can be found on Holderness Road which also offers good road access to the Hull City Centre and via Mount Pleasant to the A63/M62 motorway network.



Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!

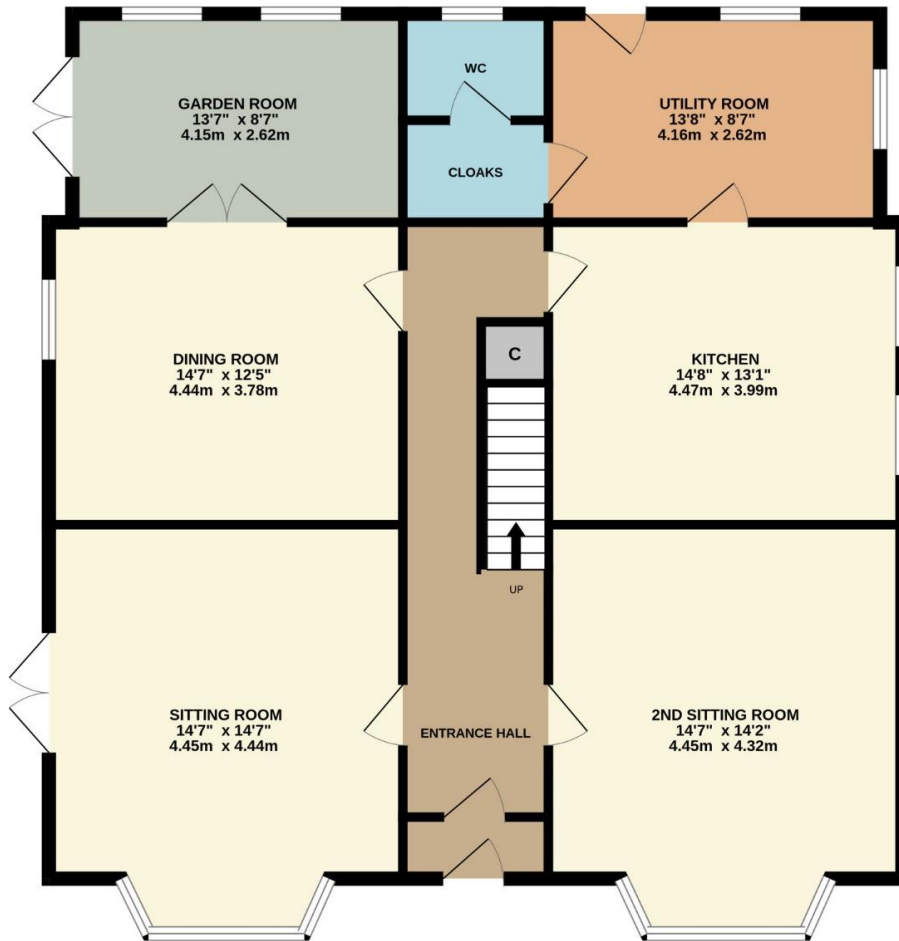
Agents Note:

The paddock is available by separate negotiation with an asking price of £70,000.

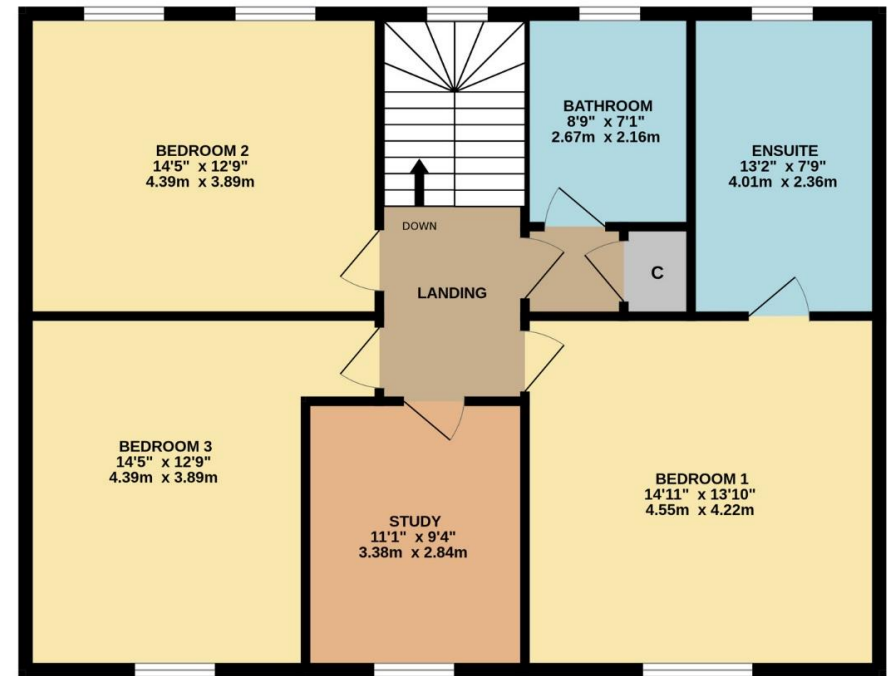




GROUND FLOOR
1270 sq.ft. (117.9 sq.m.) approx.



1ST FLOOR
950 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 2220 sq.ft. (206.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

