

# Whitakers

Estate Agents



## 17 Garth Avenue, Bilton, HU11 4HN

**£175,000**

Whitakers Estate Agents are delighted to present this well-maintained semi-detached property, offering an ideal home for a growing family seeking to settle within the catchment area of a number of highly regarded local schools

Externally to the front aspect, there is a gravelled garden that can accommodate off-street parking for multiple vehicles. A driveway extends down the side of the property towards the detached garage, and back of the plot.

Upon entering, the resident is greeted by a welcoming entrance hall that opens into a spacious lounge, and a fitted kitchen with open plan aspect to the dining area.

A fixed staircase rises to the first floor which boasts two fitted double bedrooms, a good third bedroom, and a bathroom furnished with a four-piece suite.

French doors in the dining room open onto the rear garden which is mainly laid to lawn with faux grass, and complimented with a patio seating area.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled garden that can accommodate off-street parking. A driveway extends down the side of the property towards the detached garage, and back of the plot.

Ground floor

Hall

UPVC double glazed door and side windows, central heating radiator, and laminate flooring. Leading to :

Lounge 12'8" x 14'6" (3.87 x 4.42 )



UPVC double glazed bow window, central heating radiator, feature fireplace, under stairs storage cupboard, and partly carpeted and partly laminated flooring.

Kitchen / dining room 8'7" x 17'9" (2.63 x 5.42 )



Kitchen



UPVC double glazed door and windows, and tile effect laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher, and provision for a gas cooker with extractor hood above.

Dining room



UPVC double glazed French doors, central heating radiator, and tile effect laminate flooring.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, built-in storage cupboard, and carpeted flooring.

Bedroom one 10'10" x 9'1" (3.31 x 2.78 )



UPVC double glazed window, central heating radiator, fitted wardrobe, and carpeted flooring.

Bedroom two 10'11" x 8'11" (3.34 x 2.73 )



UPVC double glazed window, central heating radiator, fitted wardrobe, and laminate flooring.

Bedroom three 7'10" x 8'6" maximum (2.39 x 2.60 maximum )



UPVC double glazed window, central heating radiator, and laminate flooring.

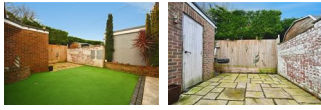
Bathroom



Two UPVC double glazed windows, central heating radiator, and fully tiled with vinyl flooring. Furnished with a four-piece suite comprising

panelled bath with mixer tap, walk-in enclosure with mixer shower, pedestal sink with dual taps, and low flush W.C.

#### Rear external



French doors in the dining room open onto the rear garden which is mainly laid to lawn with faux grass, and complimented with a patio seating area.

#### Additional features

The residence also benefits from having an outside tap, and storage space.

#### Aerial view of the property



#### Land boundary



#### Tenure

The property is held under Freehold tenureship

#### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - BIL017017000

Council Tax band - B

#### EPC rating

EPC rating - D

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 19 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

#### Additional Services

Whitaker Estate Agents offer additional services

via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

#### Offering On A Property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically.

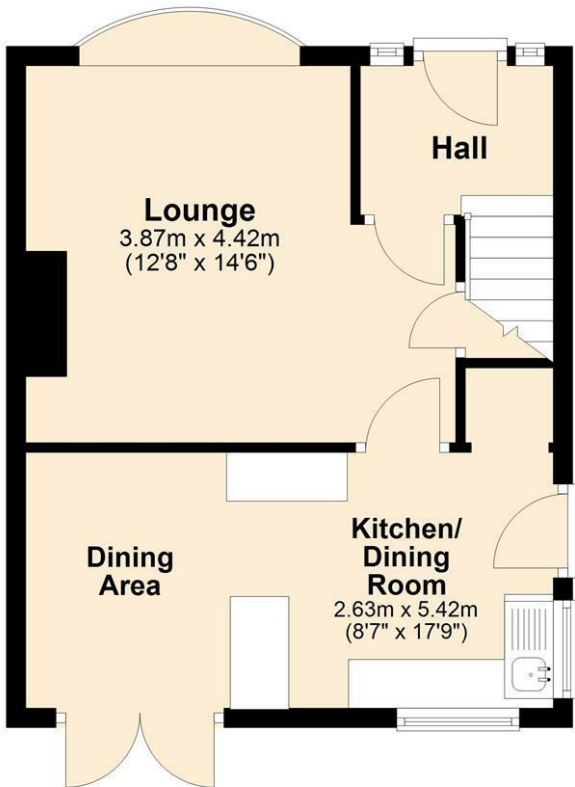
The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

# Floor Plan

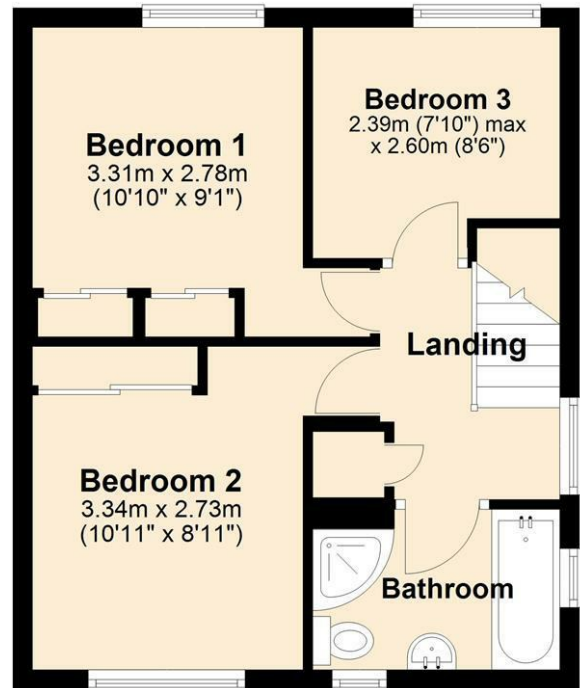
## Ground Floor

Approx. 36.8 sq. metres (396.2 sq. feet)



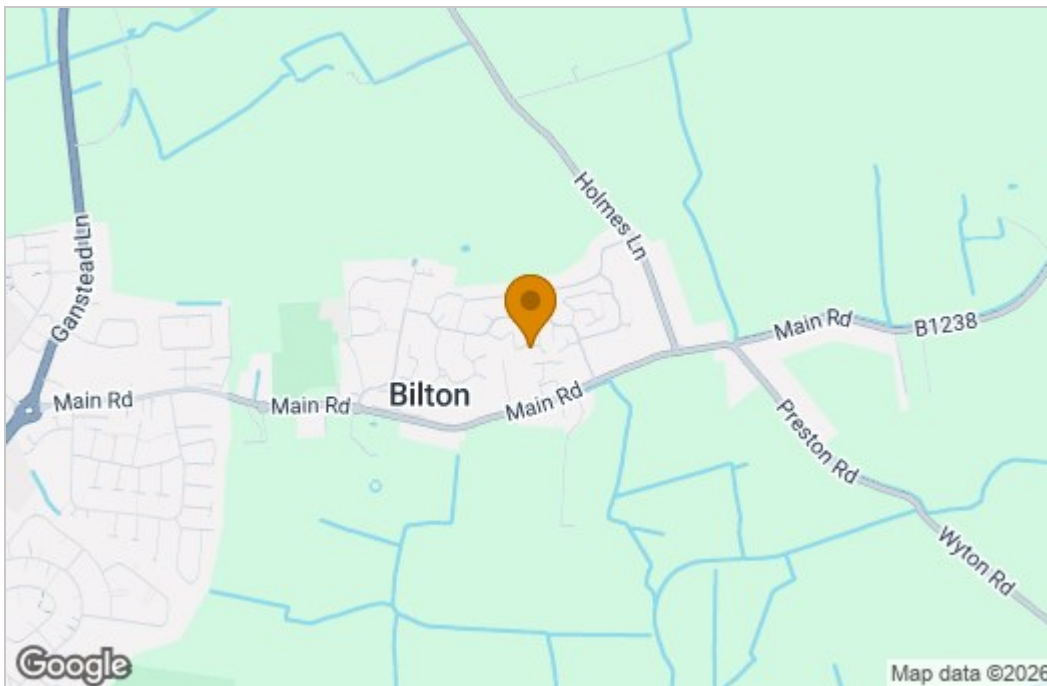
## First Floor

Approx. 35.2 sq. metres (379.4 sq. feet)

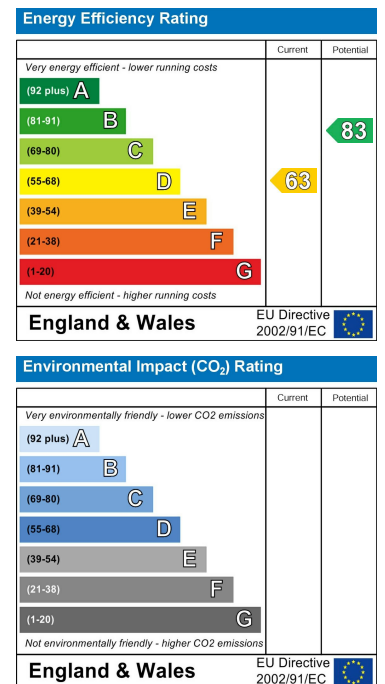


Total area: approx. 72.1 sq. metres (775.6 sq. feet)

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