

# Whitakers

Estate Agents



## 6 Setterwood Garth, Hull, HU10 6AT

**£199,950**

Whitakers Estate Agents are pleased to introduce this recently refurbished three bedroom mid-terrace house established within a private cul-de-sac off The Parkway in Willerby.

Briefly comprising entrance hall, spacious lounge, dining area with French doors to the rear garden and fitted kitchen to the ground level; the first floor boasts two double bedrooms (the master fitted), a good third bedroom with built-in storage and a bathroom finished with a three-piece suite.

Externally there is a large front garden which is partly laid to lawn with a gravelled section that accommodates off-street parking. A shared side access leads to a gate opening to the low maintenance rear garden : block paved with gravelled section and fencing to the perimeter. The residence also benefits from having a detached recreation room with connection to lighting / power.

Taken together, the remodelling and enhancement of the property makes it ideal for the young family seeking to move straight into a new home upon completion and reside with the catchment of renowned and Ofsted rated 'Good' schools.

For further information or to arrange a viewing, please contact our Wilson Street branch on 01482 656657 or email [anlaby@whitakers.co.uk](mailto:anlaby@whitakers.co.uk).

The accommodation comprises



Ground floor

Entrance hall



UPVC double glazed entrance door with side windows, central heating radiator, understairs storage cupboard and laminate flooring.

Lounge



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

Open plan kitchen/ diner



Dining area



UPVC double glazed French doors to the rear garden, heating radiator, and laminate flooring.

Kitchen area



UPVC double glazed window, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with upstand laminate above, sink with mixer tap, integrated double oven, and hob with extractor hood above.

First floor

Landing

With access to the loft hatch, central heating radiator and carpeted flooring. Leading to:

Bedroom one 11'0" x 12'3" (3.37 x 3.74 )



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

Bedroom two 10'6" x 12'5" (3.21 x 3.79 )



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

Bedroom three 8'10" x 10'5" (2.70 x 3.19 )



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled with laminate flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap and low flush W.C.

External



Externally there is a large front garden which is partly laid to lawn with a gravelled section that accommodates off-street parking. A shared side access leads to a gate opening to the low maintenance rear garden : block paved with gavelled section and fencing to the perimeter. The residence also benefits from having a detached recreation room with connection to lighting / power.

Entertainment room 8'7" x 15'1" (2.64 x 4.61 )



UPVC double glazed French doors, two UPVC double glazed windows, wooden flooring and fitted with a worktop. The building has connection to lighting / power, insulation and additional external storage.

## Key features



Three bedroom mid-terrace property  
Popular residential location off The Parkway in  
Willerby  
Off-street parking  
Detached recreation room  
Open plan lounge / diner / kitchen  
Recently enhanced and refurbished to a high  
standard throughout

### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire  
Local authority reference number -  
WIB320006000  
Council Tax band - B

### EPC rating

EPC rating - D

### Material Information

Construction - Standard  
Conservation Area - No  
Flood Risk - No risk  
Mobile Coverage / Signal - EE / Vodafone / Three  
/ O2  
Broadband - Basic 9 Mbps / Ultrafast 1000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No

### 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

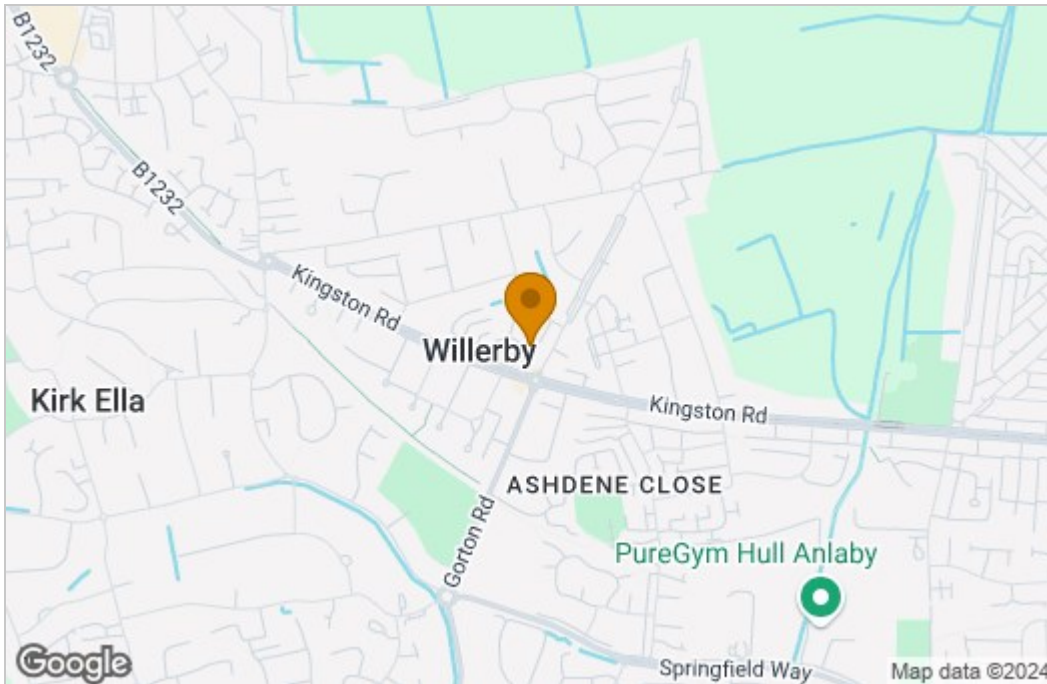
Whitakers Estate Agents for themselves and for  
the lessors of the property, whose agents they  
are give notice that these particulars are  
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guide only & do not constitute any part of a  
contract. No person in the employ of Whitakers  
Estate Agents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

# Floor Plan

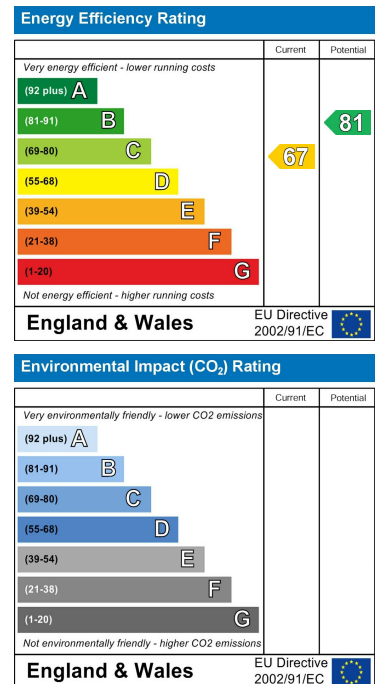


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# 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.