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 gavelled 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 .

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 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.

Ground Floor



First Floor



Garden Room



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