

Whitakers

Estate Agents



23 Ganton Way, Willerby, HU10 6NH

Offers In The Region Of £265,000

Whitakers Estate Agents are pleased to introduce this beautifully presented semi-detached property which is conveniently placed for a growing family seeking the conveniences of the well-connected Kingston Road and its close proximity to prestigious local schools and leisure facilities.

The layout of the ground level largely follows an open plan aspect and briefly comprises : entrance hall, lounge / dining room with sitting area and fitted kitchen with a range of integrated appliances.

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

Externally to the front aspect there is a lawned garden with boundary hedging and perimeter fencing.

A side drive, which accommodates off-street parking, follows to the detached garage and enclosed rear garden which is South facing - partly laid to lawn with a patio seating area and a path leading to a wooden storage shed.

Property also benefits from an alarm system.

The accommodation comprises

Front external



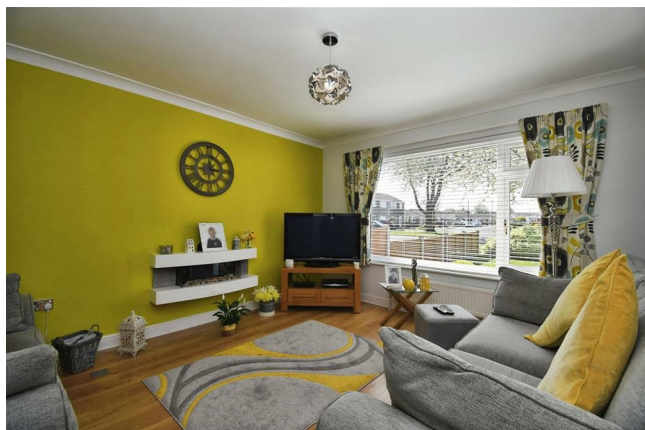
Externally to the front aspect there is a lawned garden with boundary hedging and perimeter fencing. A side drive, which accommodates off-street parking, follows to the detached garage and rear access.

Ground floor

Entrance hall

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

Lounge 12'5" x 11'10" (3.81 x 3.61)



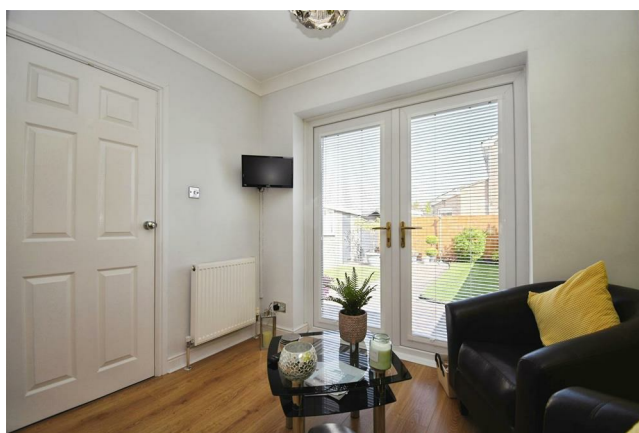
UPVC double glazed window, central heating radiator, focal point fireplace, and laminate flooring.

Dining room 10'4" x 9'4" (3.16 x 2.86)



Central heating radiator, and laminate flooring.

Sitting room 6'0" x 8'11" (1.84 x 2.72)



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

Kitchen 16'7" x 8'10" (5.07 x 2.71)



UPVC double glazed door to the side external, UPVC double glazed window, under stairs storage cupboard, tiled flooring, and fitted with a range of floor and eye level units with lighting, contemporary worktops with breakfast bar and splashback tiles above, sink with mixer tap and a range of integrated appliances including : oven with grill above that can be used as a small oven, hob with extractor hood above, fridge-freezer, washing machine, and dishwasher.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, and carpeted flooring.

Bedroom one 12'5" x 10'7" (3.79 x 3.23)



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

Bedroom two 9'10" x 11'5" (3.02 x 3.49)



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

Bedroom three 8'9" x 7'11" (2.69 x 2.42)

UPVC double glazed window, central heating radiator, over stairs storage cupboard and fitted wardrobes, and carpeted flooring.

Bathroom



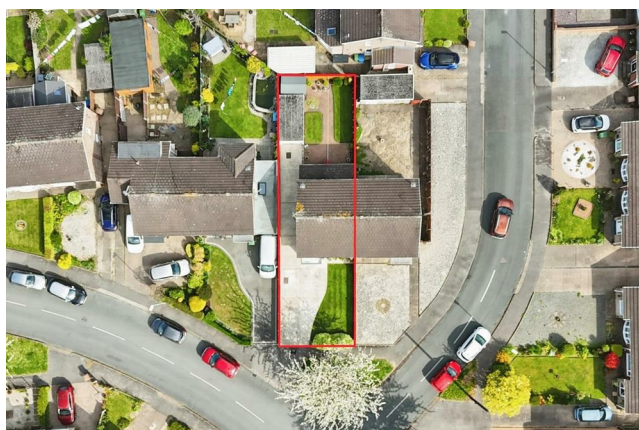
UPVC double glazed window, central heating radiator, fully tiled with cushion effect vinyl flooring and furnished with a three-piece suite comprising panelled bath with dual taps and shower, pedestal sink with dual taps and low flush W.C.

Rear external



The enclosed rear garden is partly laid to lawn with a patio seating area and a path leading to a wooden storage shed. The residence also benefits from having an outside tap and security lighting to the front, side and rear of the property.

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 -
WIB136023000
Council Tax band - C

EPC rating
EPC rating - C

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - EE / Vodafone / Three
/ O2
Broadband - Basic 10 Mbps / Ultrafast 10000
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.

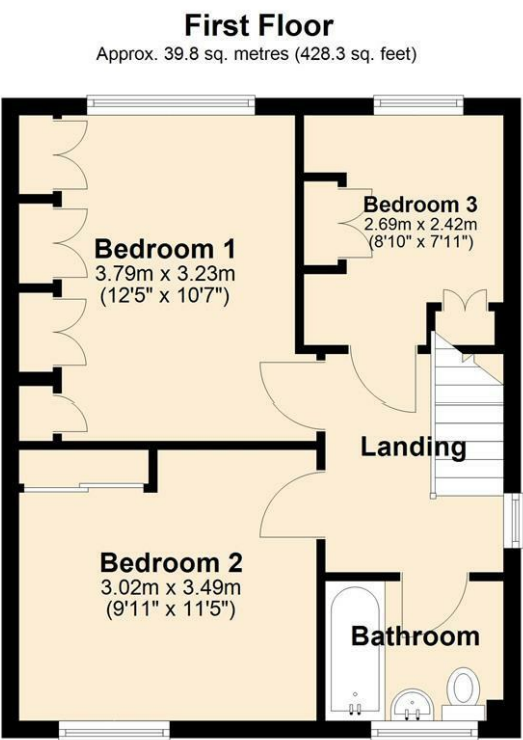
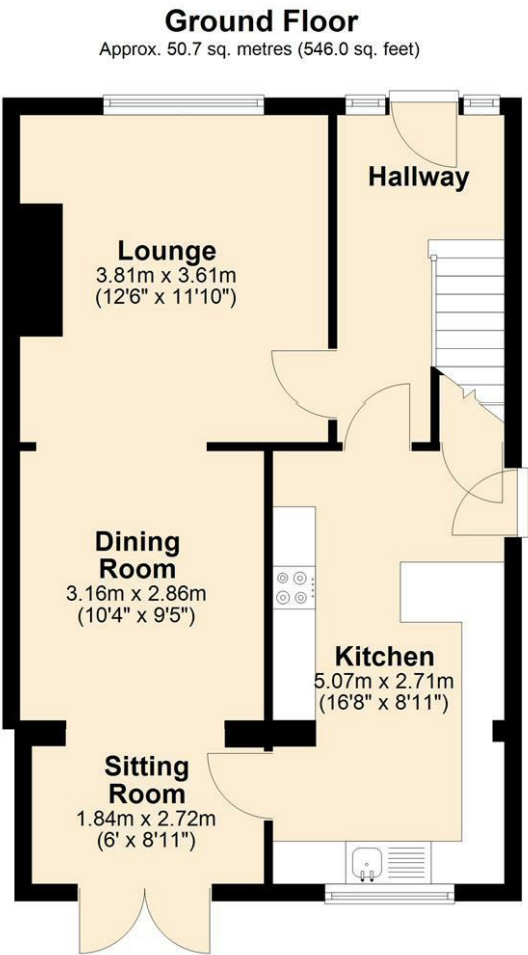
Free Market Appraisals / Valuations

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

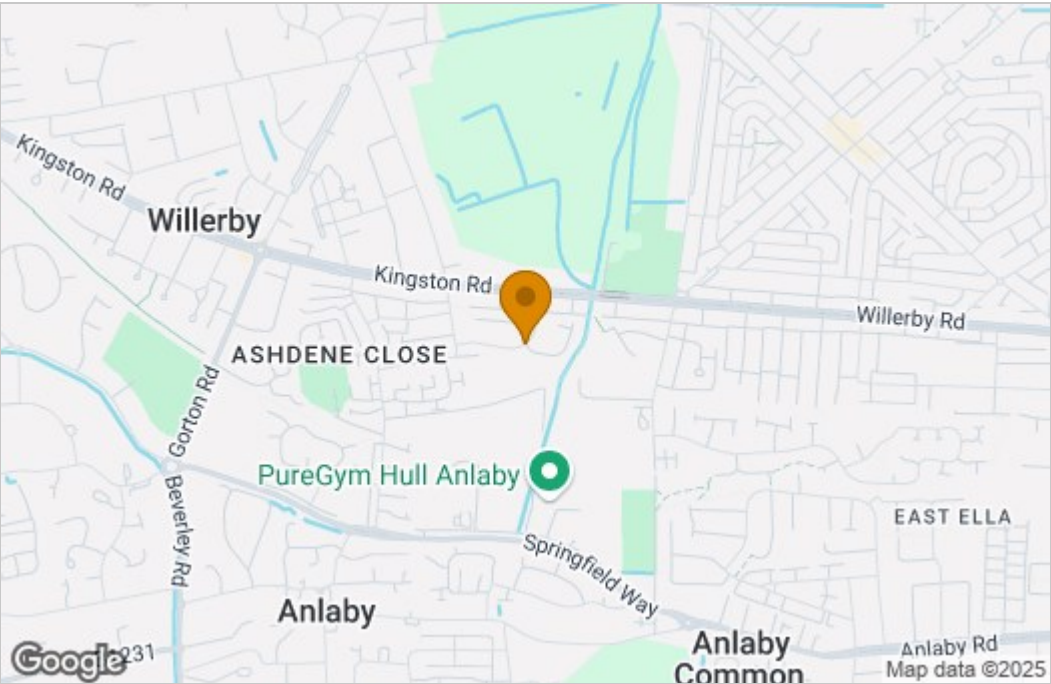
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Floor Plan

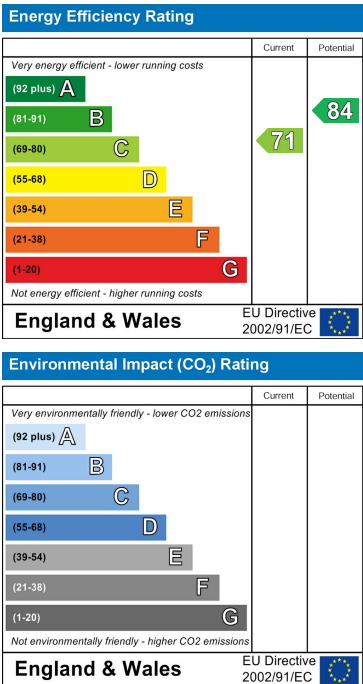


Total area: approx. 90.5 sq. metres (974.3 sq. feet)

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