

# Whitakers

Estate Agents



**8 Quilter Drive, Hull, HU11 4EL**

**Offers Over £160,000**

This well presented 2 bedroomed end terraced TRUE bungalow is available to purchase with NO ONWARD CHAIN!

Ideally situated at the foot of a quiet cul-de-sac in popular Bilton village, the property is well positioned for local shops and amenities and enjoys excellent transport links into the City and to the surrounding East Coast Villages and coastal resorts.

Briefly comprising; Entrance Hallway, lounge, kitchen, conservatory, bathroom and 2 generously sized bedrooms, the property also benefits from lovely mature front and rear gardens and a separate garage.

Also featuring gas central heating and UPVC glazing, the property is sure to appeal to a wide range of buyers hence, early viewing is strongly recommended!



## The Accommodation Comprises

### Entrance Hallway



UPVC front door into entrance hallway with carpeted flooring, central heating radiator and built in storage cupboard.

### Bedroom One 10'10 x 11'11 (3.30m x 3.63m)



UPVC bow window to front aspect, fitted wardrobes, carpeted flooring and central heating radiator.

### Bedroom Two 9' x 11' (2.74m x 3.35m)



UPVC bow window to front aspect, laminate flooring and central heating radiator.

### Lounge 13' x 11'11 (3.96m x 3.63m)



Laminate flooring, central heating radiator, feature fireplace with inset living flame gas fire and Patio doors into conservatory.

### Conservatory 9'6 x 9'1 (2.90m x 2.77m)



With tiled flooring and UPVC door into rear garden.

### Kitchen 8' x 10'9 (2.44m x 3.28m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring halogen hob with extractor over and mid level integrated electric double oven. Composite sink with mixer taps over, plumbing for under counter automatic washing machine, built in pantry cupboard, vinyl flooring, central heating radiator and UPVC door and window to rear garden.

### Shower room 7'8 x 4'8 (2.34m x 1.42m)



Comprising walk-in shower with wall mounted electric shower and glazed screen, low flush wc and pedestal hand wash basin. Fully tiled walls and floor, central heating radiator and UPVC window to front aspect.

### Outside



To the front of the property is a lawned garden with gravelled borders and wrought iron fencing to the front. The spacious rear garden is accessed via side gate and further access via shared passageway and is mainly laid to lawn with paved patio seating areas, borders featuring

an array of mature trees plants and shrubs together with a handy storage shed and greenhouse.

#### Garage

The garage is located close to the property with up and over door.

#### Tenure

The property is Freehold

#### Council Tax

Council Tax band B

East Riding of Yorkshire Council

#### EPC

Awaited

#### 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 sales 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.

#### Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 23 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

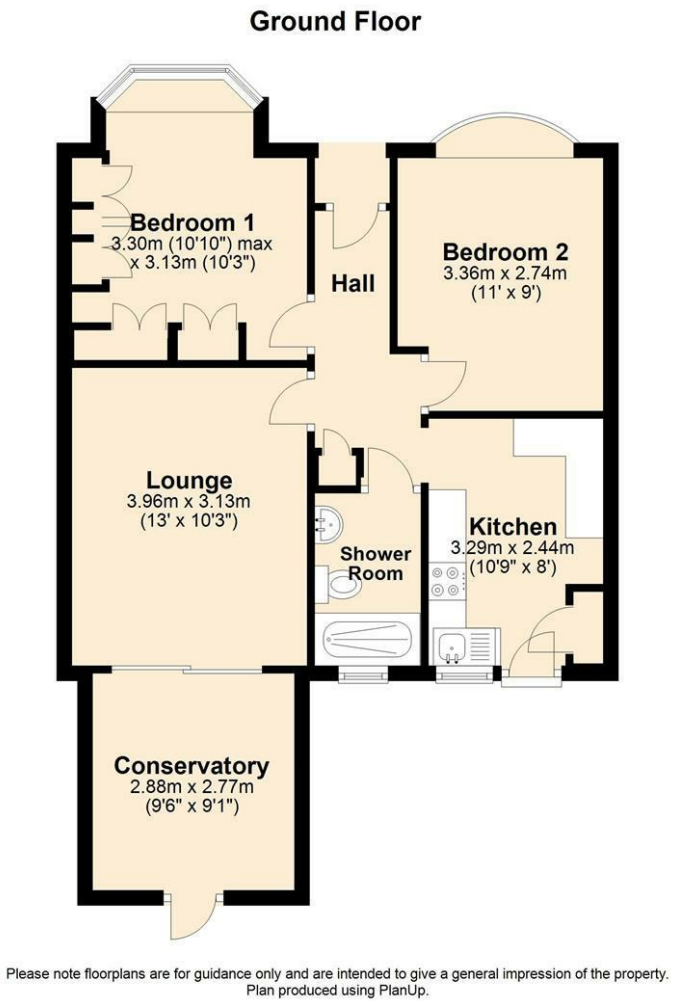
Planning - None specific to the property

#### 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.

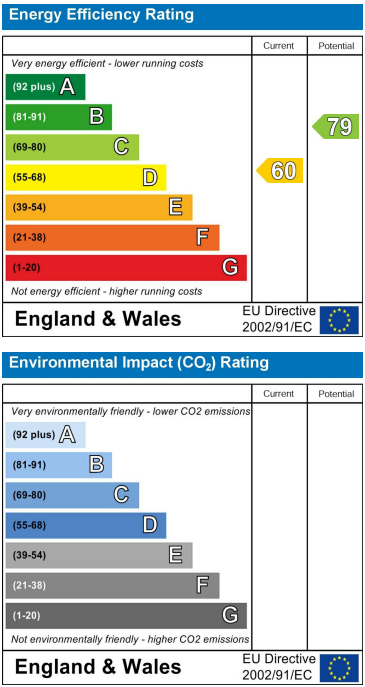
Floor Plan



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.