

# Whitakers

Estate Agents



**5 Garth Avenue, Bilton, HU11 4HN**

**£185,000**

Whitakers are delighted to present this Superb Semi Detached Home to the market, enjoying a sought after location in the village of Bilton.

Lovingly upgraded recently by the current owner (to include new boiler and full electrical rewire), this property offers a TURN KEY OPPORTUNITY for new owners to move straight into. The tastefully styled accommodation includes: Entrance Porch with a door into the Hallway, welcoming you in to view this lovely property. A door opens to the comfortable LOUNGE with feature LOG BURNING STOVE and open to the DINING AREA and a contemporary KITCHEN, perfect for the culinary member of the family with feature French doors enjoying views over the rear garden, creating a lovely space for entertaining family & friends.

To the first floor is a family BATHROOM with three piece suite and THREE generously proportioned bedrooms.

Outside there is an enclosed, family & pet friendly rear garden, mainly laid to lawn with a paved patio area, a blank canvas for new owners to create their own oasis.

There is attractive stone chippings and slate paving to the front of the property, providing ample space for OFF ROAD PARKING.

The location of this property is within close proximity to public transport links, local amenities, and nearby schools, making it convenient for families with children.

In summary, this immaculately presented house, with its open-plan design and desirable location, is a remarkable opportunity for those seeking a family home. This property beautifully combines comfort, convenience, and style.

A viewing is highly recommended to fully appreciate what this home has to offer.



## Accommodation Comprising

### Entrance Porch

Double glazed front entrance porch with an internal door to...

### Open Plan Layout



Open plan dining kitchen to lounge, creates a fabulous space for the family.

Lounge 13'1" x 13'0" (3.99m x 3.98m)



The tastefully styled lounge has a calming ambience, featuring a log burning stove, lovely to cosy up to on those cold winter evenings. Double glazed bay window to the front elevation and radiator. Open plan to the dining kitchen.

Dining Kitchen 18'7" x 8'6" (5.67 x 2.60)

A fabulous open plan dining kitchen with French doors opening out to the rear garden, creating a wonderful space for entertaining family & friends. The kitchen has a range of contemporary units fitted to walls and base with complimentary work surface and tiled splashbacks. Integrated appliances include : fridge freezer, dishwasher and washing machine. Built in double oven and ceramic hob with stainless steel extractor hood above. Ceramic sink with mixer tap and drainer. Tiled floor, open to the dining area with radiator and double glazed French Doors opening to the rear garden.

### Dining to Kitchen

## Lounge Feature



## Kitchen Only



## Dining Kitchen to Lounge



Bedroom One 12'10" x 10'6" (3.92 x 3.21)



A double bedroom with ample space for bedroom furniture. Double glazed window to front elevation and radiator.

Bedroom Two 10'1" x 11'1" (3.09 x 3.38)



A double bedroom with double glazed window and radiator.

Bedroom Three 8'10" x 8'6" (2.695 x 2.595)



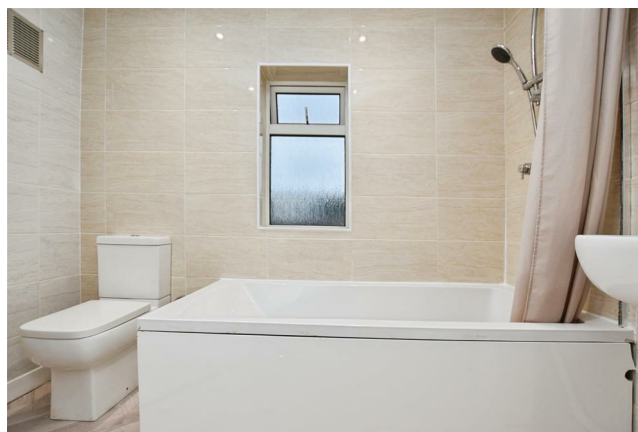
Bedroom three is currently used as the study / dressing room with built in storage cupboard and ample space for wardrobes. Double glazed window and radiator.

Hallway



A double glazed door opens into the hallway, welcoming you in to view this lovely home. Stairs take you up to the first floor and a door opens to the lounge. Radiator and laminate flooring.

Family Bathroom 8'5" x 5'5" (2.58 x 1.66)



The family bathroom has tiling to walls and laminate flooring. Panelled bath with overhead shower, low level W.C. and pedestal wash basin. Double glazed window and towel heater.

Gardens



The rear garden is family & pet friendly, mainly laid to lawn with a paved patio area, fencing and walling to boundaries. A blank canvas for a new owner to create their own haven.



#### Off Road Parking

The front garden has decorative stone chippings and slate paving, providing ample off road parking space.

#### Tenure

Tenure is Freehold

#### Council Tax Band

East Riding of Yorkshire Council Tax Band B

#### EPC Rating

Rating D

#### Material Information.

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - O2 Good/  
EE/Vodafone/Three all okay

Broadband - Basic 19Mbps / Ultrafast  
10000Mbps

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**  
Floor area 39.9 sq.m. (429 sq.ft.)

The Ground Floor plan shows a large Kitchen/Diner (5.67m x 2.60m / 18' 7" x 8' 6") with a sink, stove, and refrigerator. Adjacent to it is a Lounge (3.99m x 3.98m / 13' 1" x 13' 1"). A Hall connects the Kitchen/Diner to a Porch and provides access to a staircase. The overall floor area is 39.9 sq.m. (429 sq.ft.).

**First Floor**  
Floor area 38.0 sq.m. (409 sq.ft.)

The First Floor plan features three bedrooms: Bedroom 1 (3.92m x 3.21m / 12' 10" x 10' 6"), Bedroom 2 (3.38m x 3.09m / 11' 1" x 10' 2"), and Bedroom 3 (2.69m x 2.59m / 8' 10" x 8' 6"). A central Landing provides access to all bedrooms and a Bathroom (2.58m x 1.66m / 8' 6" x 5' 5"). The overall floor area is 38.0 sq.m. (409 sq.ft.).

**Total floor area: 77.8 sq.m. (838 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)