Whitakers
Estate Agents









381 Main Road, Bilton, HU11 4DA

£215,000

A beautifully presented, EXTENDED THREE BEDROOM SEMI DETACHED family home is situated in the popular residential area of Bilton. Offering spacious and versatile accommodation throughout, the property benefits from an EXTENDED DINING/ SITTING ROOM , A FITTED KITCHEN , OFF ROAD PARKING and a detached GARAGE.

The accommodation briefly comprises an Entrance door opening into the hallway, welcoming you in to view the accommodation on offer, to include: a comfortable LOUNGE, an extended SITTING/DINING room providing an excellent space for family living and entertaining, a fitted KITCHEN and a convenient ground-floor WC. To the first floor is the family BATHROOM and THREE well-proportioned BEDROOMS, enjoying lovely views of mature trees and open fields from the rear bedroom.

Externally, the property enjoys a sizeable rear GARDEN, mainly laid to lawn, adorned with mature trees, attractive shrubbery and colourful plantings, a wonderous outdoor space for the family to enjoy. . There is a detached brick-built GARAGE , and a private DRIVEWAY to the front offering ample OFF ROAD PARKING

Located close to local amenities, schools, and transport links, this property would make an ideal purchase for a wide range of buyers.
Early viewing is highly recommended.

Entrance Hall

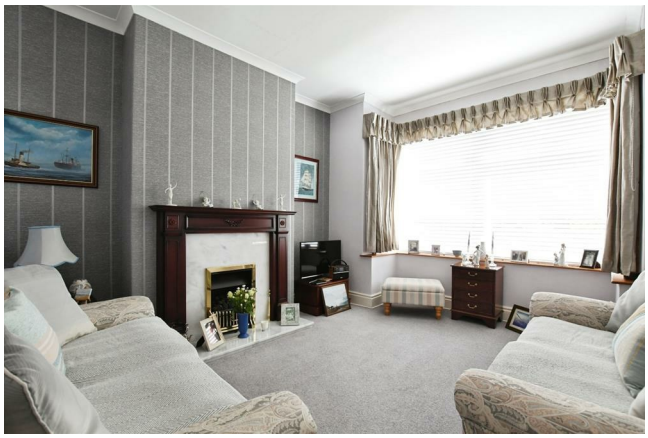
Spacious entrance hall with laminate flooring throughout, and a radiator. Leading to;

Fitted Kitchen



Extended fitted kitchen with a range of floor and wall units, a UPVC window to the side aspect, integrated fridge freezer and built in double oven and electric hob, to the entrance of the kitchen is a unit with plumbing for automatic washing machine and space for dryer, lino flooring throughout.

Lounge



A comfortable lounge with large square bay window to the front aspect, carpeted flooring throughout and a radiator.

Lounge Fireplace



Sitting Room



Additional sitting room, leading to the dining area/sun room, with laminate flooring throughout

Dining Area



Beautifully extended dining area/sun room with French doors leading to the rear gardens and laminate flooring flowing from the sitting room, offering additional living space for everyday family life.

Cloak Room



Under stairs WC with a window to the side aspect, and a wall mounted sink.

Bedroom 1



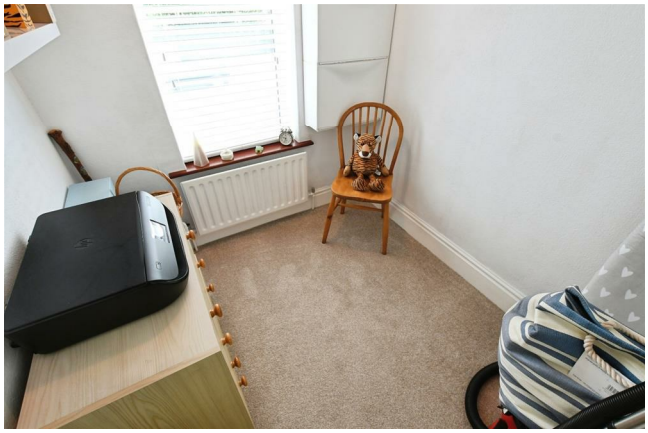
Double bedroom with a square bay window to the front aspect, fitted wardrobes, a radiator, and carpeted flooring throughout.

Bedroom 2



A double bedroom with a large double glazed window enjoying views of mature trees and open fields. Carpeted flooring throughout, and the added convenience of a built in storage cupboard, a radiator.

Bedroom 3



Single bedroom with carpeted flooring, a radiator and a UPVC window to the front aspect.

Bathroom



Three piece bathroom suite, comprising a bath with an overhead shower, pedestal sink, and a low level WC. A UPVC window to the rear aspect, and lino flooring throughout.

Garage & Driveway



A private driveway provides ample off road parking for several vehicles and leads to the brick built, spacious garage with an up and over door.

Gardens



Delightful rear garden, adorned with mature trees, mainly laid to lawn with an array of attractive shrubbery and colourful plantings, a wonderous outdoor space for the family to enjoy.

Garden Patio Area



Council Tax
East Riding of Yorkshire council tax band B

Tenure
Freehold

EPC

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 under tile
Conservation Area - no
Flood Risk - very low
Mobile Coverage/Signal - EE/Vodafone/Three/O2
Broadband - Basic 19 Mbps Ultrafast 10000 Mbps
Coastal Erosion - no
Coalfield or Mining Area - no
Planning - no

Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty

whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Offering On A Property

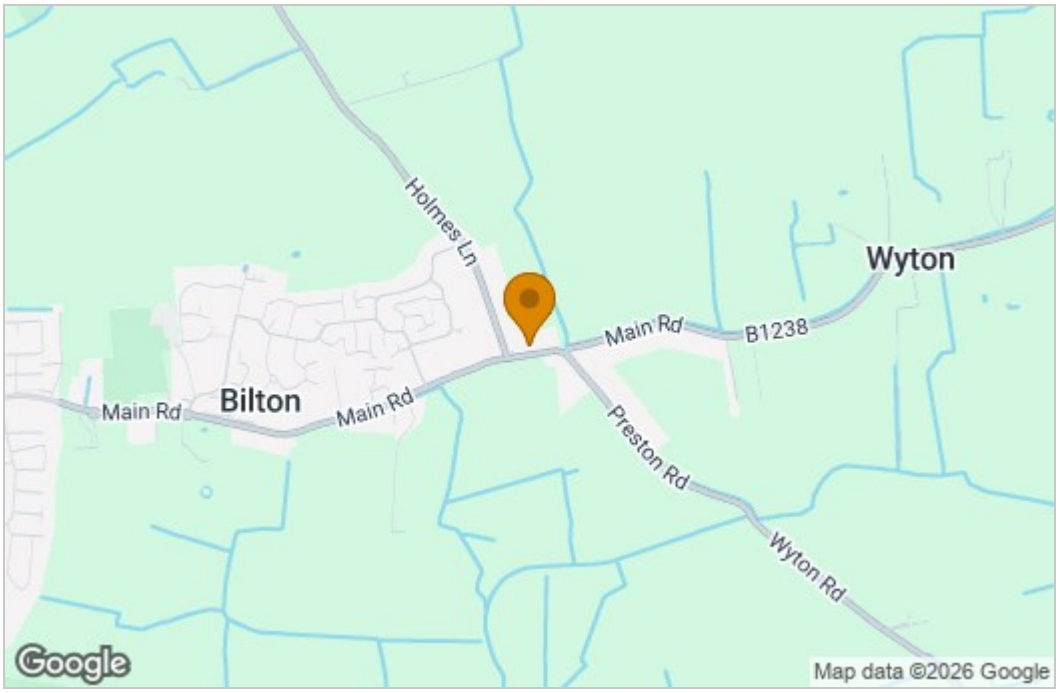
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

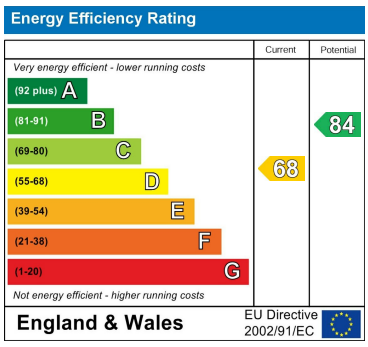
Floor Plan

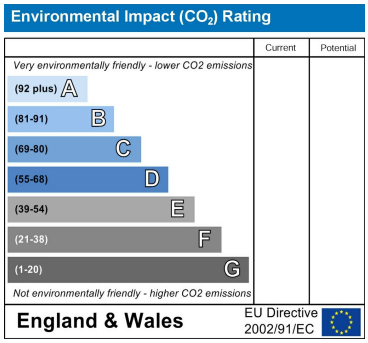


Area Map



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.

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