Whitakers
Estate Agents










# 40 Ganton Way, Willerby, HU10 6NJ

## £190,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this well presented two bedroom semi-detached bungalow , located in the popular residential area of Willerby.

Externally to the front aspect, there is a generously sized courtyard with plum slate chipping.

A side drive that accommodates off-street parking extends down the side of the building, and leads to the detached garage.

Property access into the fitted kitchen, which follows through to a light and spacious lounge.

An inner lobby that incorporates useful storage then leads to a fitted master bedroom, a second bedroom which could also be used as additional recreational space, and a shower room.

The rear garden is also low maintenance in design being turfed with faux grass, and complimented with planted borders and a patio seating area.

## Location

Ganton Way is a residential location situated in the sought after Willerby parish. It is conveniently placed to take advantage of highly accessible transport links available from Kingston Road and Springfield Way, but also enjoy close proximity to local amenities such as convenience stores, shopping parks, dining facilities, and other local businesses. A new owner will also appreciate the Haltemprice leisure centre with connecting playing fields, and scenic Waterworks Walk that leads to The Square.

## The accommodation comprises

## Front external




Externally to the front aspect, there is a generously sized courtyard that is laid to lawn with plum slate chipping.

## Porch

UPVC double glazed French doors and windows, and carpeted flooring. Wooden glazed door with side window opening to :

## Kitchen 15'5" x 7'5" (4.70 x 2.28 )



Composite door, UPVC double glazed window, radiator, cushion flooring, built-in storage cupboard where boiler located. Kitchen fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, plumbing for a washing machine and dishwasher. Cooker and hob installed.

## Lounge 16'9" x 11'2" (5.12 x 3.42 )



Light & spacious lounge with UPVC double glazed window, central heating radiator, electric fireplace with marbled inset / hearth and decorative wooden surround, and carpeted flooring.

## Inner lobby

With access to the loft hatch, built-in storage cupboard, and carpeted flooring.

## Bedroom one 13'10" x 8'3" (4.24 x 2.53 )



UPVC double glazed window, central heating radiator, built-in storage cupboard, fitted wardrobes and drawers, and carpeted flooring.

## Bedroom two / dining room 10'8" x 8'7" (3.26 x 2.62 )



UPVC double glazed door and windows, central heating radiator, built-in storage cupboards, and laminate flooring. Door leading to out to rear garden area.

## Shower room



UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising walk-in enclosure with electric shower, pedestal sink with dual taps, and low flush W.C.

## Rear garden





The rear garden is also low maintenance in design being turfed with faux grass, and complimented with planted borders and a patio seating area and a useful garden shed.

## Garage



A side drive that accommodates off-street parking extends down the side of the building, and leads to the detached garage with connection to lighting / power, and accessed via an automated up-and-over door.

## 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 - WIB136040000
Council Tax band - C

## EPC rating
EPC rating - D

## Making an offer
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 £50.00 - these 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.

## Material Information
Construction - Standard
Conservation Area - No
Flood Risk - High
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 13 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

## 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.

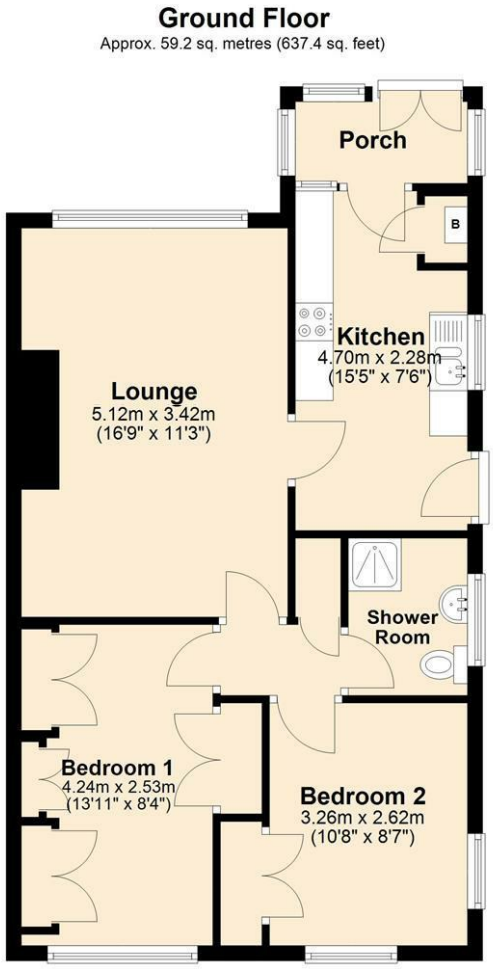
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## 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.

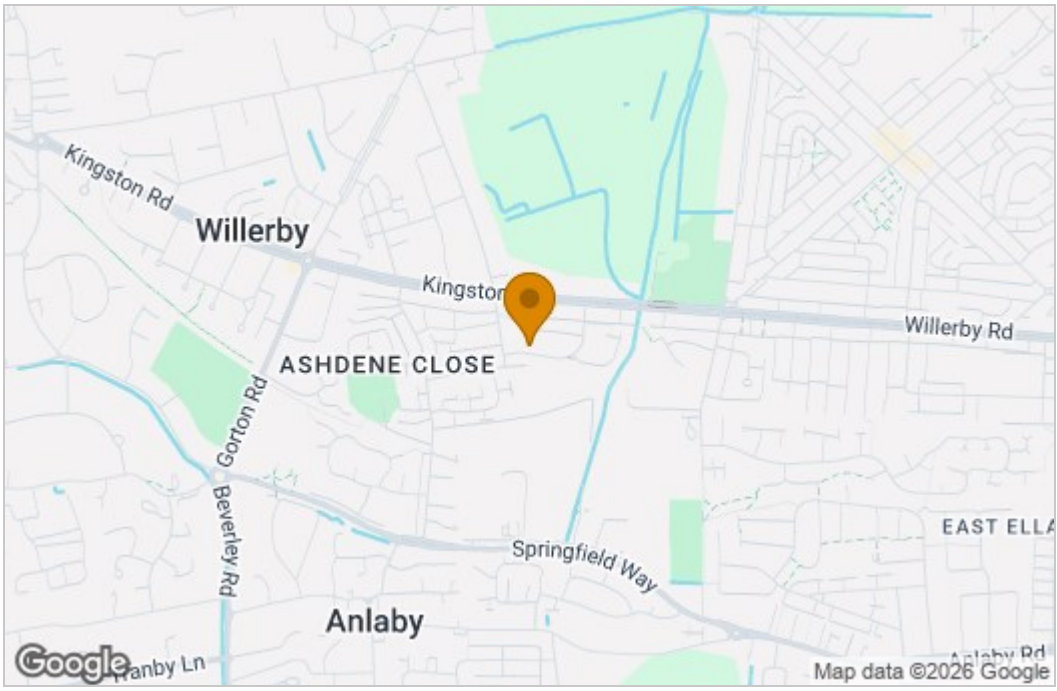
## Whitakers Estate Agent Declaration
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## Floor Plan

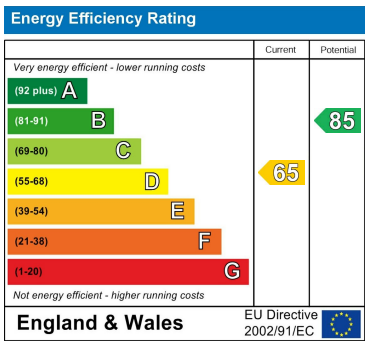


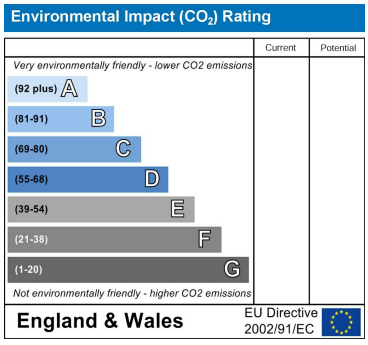

Total area: approx. 59.2 sq. metres (637.4 sq. feet)

## 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.

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