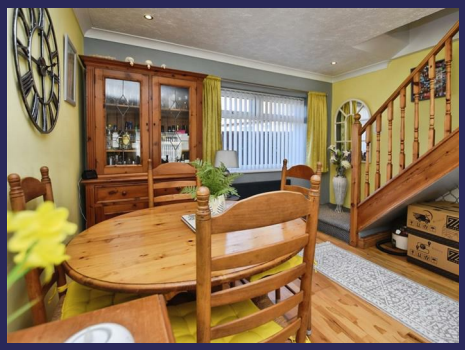
Whitakers
Estate Agents









79 Galfrid Road, Bilton, HU11 4HQ

Offers Around £185,000

Set in the popular village of Bilton is this Superb LINK DETACHED, Chalet Style Property offering versatile, generously proportioned accommodation over two floors. Beautifully presented throughout, the property has a welcoming homely feel, having been loved, upgraded and enhanced by the current owners over the past 20 years creating a versatile layout that would suit the growing family.

The front entrance door opens to welcome you in to view the accommodation on offer. Doors open to the well equipped KITCHEN, ideal for the culinary member of the family with a range of SHAKER STYLE units and wood block effect work surface. providing ample space for preparing meals. There is comfortable through LOUNGE through to the DINING area with an adjoining GARDEN room, creating a wonderful space for entertaining family & friends. There is a ground floor double BEDROOM and fully tiled SHOWER/ BATHROOM.

The first floor loft conversion provides a generously proportioned MASTER SUITE with WALK in WARDROBE and EN SUITE shower room, a lovely, light and airy room with duel aspect windows allowing ample light to flow through.

Lovingly tended, wrap around GARDENS, mainly laid to lawn with an array of decorative shrubbery and colourful plantings to borders with the side return offering a quiet area, ideal for dining "al fresco" or to enjoy your morning coffee.

A block paved DRIVE provides OFF ROAD PARKING with a walkway taking you to the front entrance door.

Set within the popular village of Bilton, conveniently located, this home provides easy access to the coast and the vibrant Hull City Centre. Local shops, supermarkets, and essential amenities are just a stone's throw away, making daily life effortless. Furthermore, the property falls within a desirable school catchment area, making it an excellent choice for families.

Do not delay, call Whitakers Estate Agents today and arrange your viewing!

Entrance Porch

A double glazed front entrance door opens into the porch with space to kick off shoes before the main entrance hall.

Hallway



A door opens to welcome you in to view the accommodation on offer. Wooden flooring and radiator. Doors open to ..

Lounge



Through Lounge Dining Area



The through lounge to dining area, adjoins the garden room creating a lovely space for family gatherings and entertaining. Two double glazed windows to front and rear elevations allow ample light to flow through. Wooden flooring and two radiators, providing a comfortable room for the family to relax and unwind.

Garden Room



Adjoining the lounge with windows to the front and side elevations, enjoying views over the lovingly tended garden, perfect to sit and relax at the end of the day.

Lounge Feature



Dining Area



Ample space for table & chairs with feature spindle staircase taking you up to the first floor.

Kitchen to Rear

kitchen



Kitchen

The kitchen is perfect for the culinary member of the family with a range of fitted "Shaker Style" units fitted to base and walls with complimentary wood block effect work surface and brick pattern tiling to splashbacks. Built in oven with electric hob and stainless steel extractor hood above. Space and plumbing for dishwasher , washing machine and fridge freezer. Tiled floor, radiator , double glazed window and door providing access to the rear courtyard.

Ground Floor Shower Room



Fully tiled shower room with shower cubicle, toilet and vanity unit housing the washbasin with useful storage cupboard below. Double glazed obscure window and towel heater.

Bedroom Two



Ground floor double bedroom with double glazed window to front elevation, radiator and wooden flooring.

Master Suite



The loft conversion provides a generously proportioned double bedroom with a range of fitted wardrobes. Two double glazed windows to front & rear elevations provide ample light to flow through. There is a walk in wardrobe and En Suite shower room.

En Suite Bed One



With shower cubicle, low level W.C. and vanity unit housing the wash basin with useful storage cupboards and drawers below. Double glazed obscure window and radiator.

Outside



Gardens



Lovingly tended gardens wrap around the property with an attractive wrought iron fence to the front lawned area. Decorative shrubbery and colourful plantings surround the borders. The courtyard to the side elevation allows a quiet area, ideal for dining "al fresco" or to enjoy your morning coffee.

Courtyard to Side Elevation



Driveway

Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band

EPC Rating

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.

Material Information.
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - O2/ Three/ EE and Vodafone all okay
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

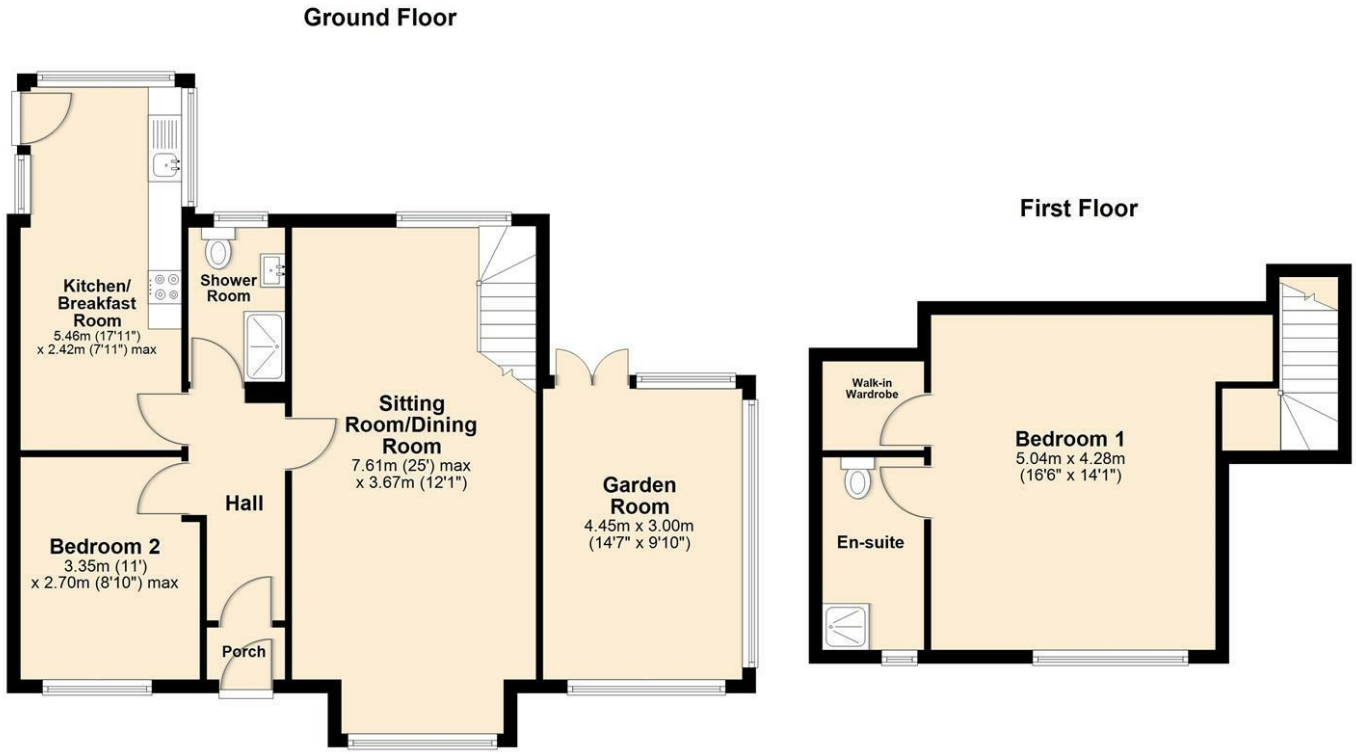
Whitakers Estate Agent Declaration.
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

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

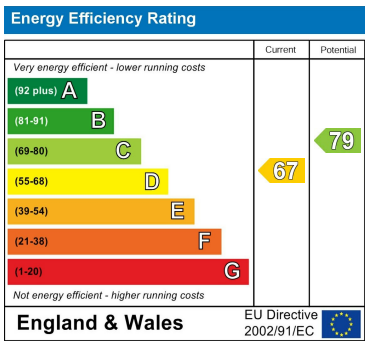


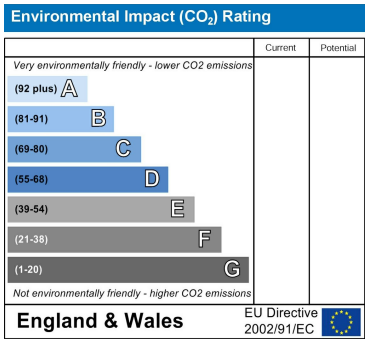
Total area: approx. 106.1 sq. metres (1142.5 sq. feet)

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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