

Whitakers

Estate Agents



74 Galfrid Road, Bilton, HU11 4HG

£160,000

****IDEAL FOR FIRST TIME/ YOUNG FAMILY BUYERS**"LOOKING FOR A PROPERTY TO MAKE YOUR OWN, THEN TAKE A LOOK AT THIS ONE!**

Enjoying the popular family location of Galfrid Road in the sought after village of Bilton .

This TRADITIONAL TERRACED Home offers well proportioned accommodation to include: THREE good size BEDROOMS, a BATHROOM and a SEPERATE W.C.

There is a comfortable through LOUNGE to DINING AREA adjoining the KITCHEN and with patio doors opening out to the rear GARDEN, creating a lovely space for entertaining family & friends. The GARDENS are mainly laid to lawn with decorative paving and stone chippings, creating space for dining "al fresco" There is a GARAGE and gated access to the rear ten foot.

The property comes to market with NO ONWARD CHAIN, ready for new owners to relove and make it their own.

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 TO ARRANGE YOUR VIEWING TODAY

Accommodation Comprising

Entrance & Hallway

A canopied front entrance door opens into the hallway, welcoming you in to view the accommodation on offer with stairs taking you up to the first floor and doors to ..

Through Lounge Diner 22'0" x 12'7"(max) (6.73 x 3.84(max))



A comfortable through lounge to dining area with feature fireplace and ample space for table & chairs, ideal for entertaining family & friends. Two radiators and double glazed window to front elevation and patio doors to the dining area allowing ample light to flow through.

Dining Area



Lounge Feature



Breakfast Kitchen 9'8" x 9'1" (2.95 x 2.77)



Breakfast kitchen has a range of fitted units with contrasting work surface including breakfast bar. Sink unit with mixer tap and drainer. Built in oven and electric hob. Space for fridge freezer and plumbed for automatic washing machine. Window and a door opening to the rear garden.

Bedroom One 12'6" x 10'9" (3.82 x 3.28)



A double bedroom with a range of fitted wardrobes and dresser unit. Window to front elevation and radiator.

Bedroom Two 14'6" x 11'0" (4.44 x 3.37)



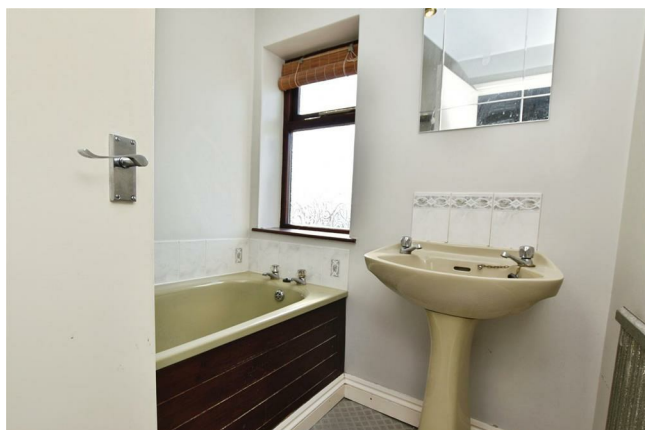
A further double bedroom with built in wardrobes. Window and radiator.

Bedroom Three 8'0" x 7'10" (2.45 x 2.40)



Single bedroom with radiator and window.

Bathroom 5'5" x 5'5" (1.67 x 1.66)



Bathroom with retro "avocado suite" panelled bath and sink unit . Radiator and window.

W.C. 5'5" x 2'7" (1.66 x 0.81)

A separate W.C, with toilet and window.

Gardens



Mainly laid to lawn with paved walkways and stone chippings providing a patio area, ideal for outdoor entertaining. Timber fencing to boundaries with gated access to the rear ten foot.

Rear Garden



Garage



Brick garage with window and interior door. Metal up and over door provides vehicle access.

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.

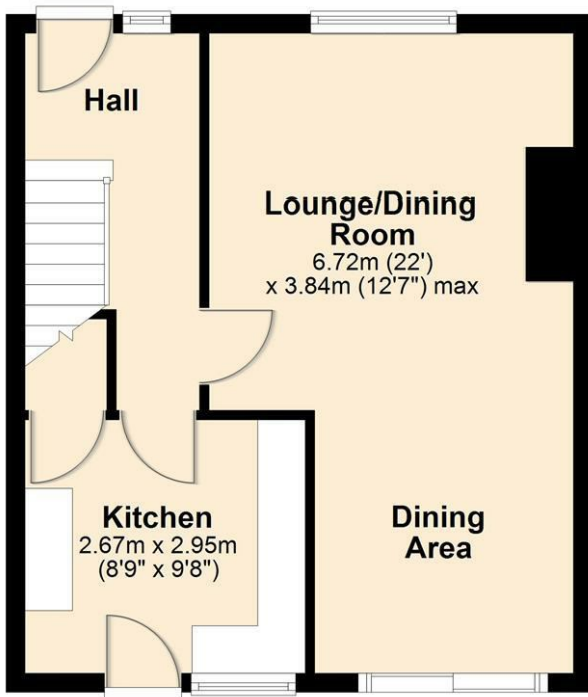
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk -
Mobile Coverage / Signal -
Broadband -
Coastal Erosion - No
Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.

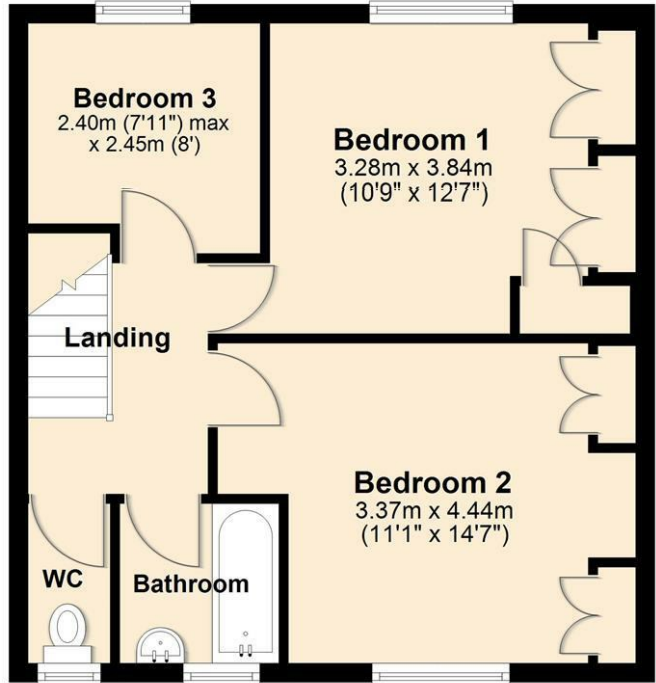
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Floor Plan

Ground Floor

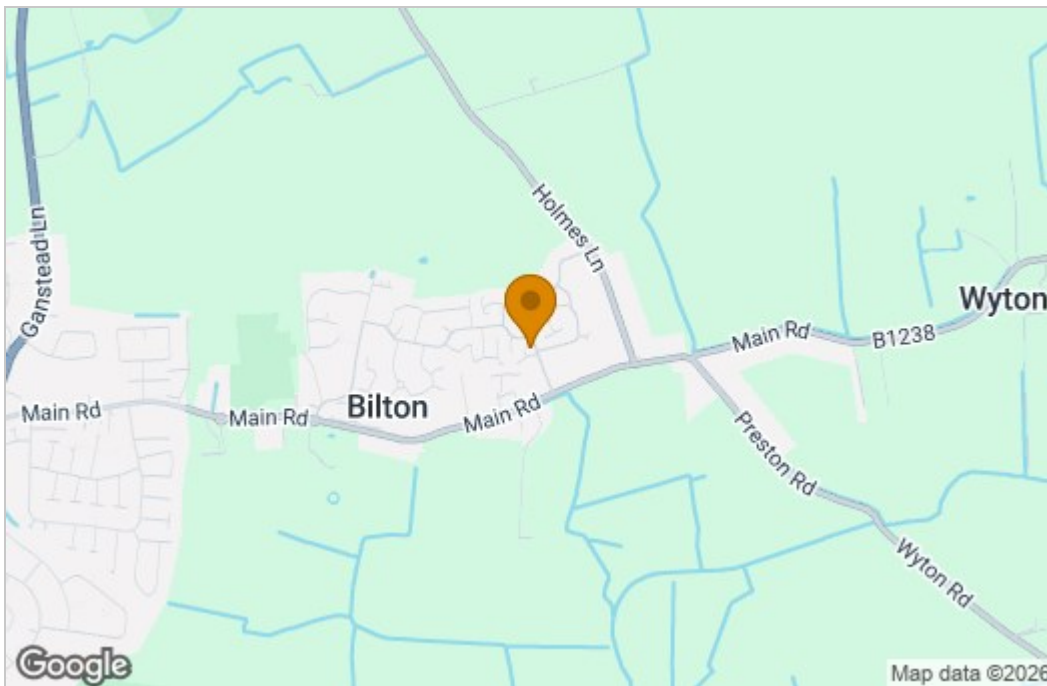


First Floor

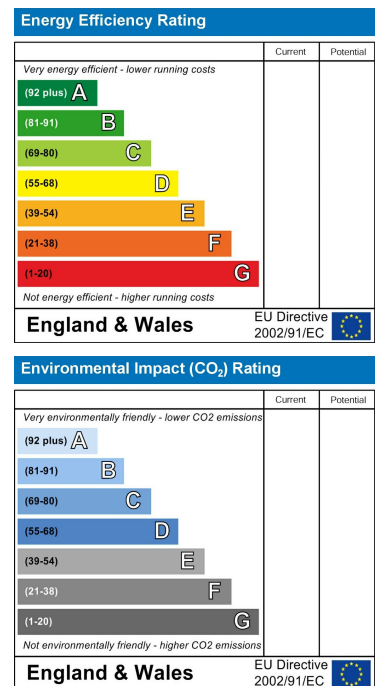


Total area: approx. 81.8 sq. metres (880.1 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.