Whitakers
Estate Agents









1 Summer Meadows, Bilton, HU11 4AT

£260,000

Enjoying a Cul De Sac Setting, nestled within the popular village of Bilton. This Superb Detached Chalet Style Property offers versatile accommodation over two floors. The front entrance door opens to welcome you in to view with doors opening to the comfortable LOUNGE with feature fireplace and onto the MODERN KITCHEN with wood block work surface, ideal for the culinary member of the family with a separate UTILITY room, a practical room with a door providing access to the rear garden. GROUND FLOOR MAIN BEDROOM with EN SUITE & Walk in Wardrobe and TWO further BEDROOMS to the first floor. Well maintained GARDENS to front and rear with a PRIVATE DRIVEWAY, providing ample OFF ROAD PARKING and access to the GARAGE. This attractive property comes to market with NO ONWARD CHAIN, ready and waiting for new owners to move into.

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!

Accommodation Comprising

Entrance & Hallway
A double glazed front entrance door opens to welcome you into view the accommodation on offer with doors to..

Lounge 19'4" x 10'10" (5.90 x 3.31)



A comfortable lounge, light and airy being duel aspect with windows to front and rear. Feature fireplace with "living flame "effect fire. Laminate flooring and radiator.

Lounge Fireplace

Lounge Through

Kitchen 12'5" x 9'10" (3.80 x 3.02)



A modern kitchen with a range of base and wall units with attractive wood block work surface and tiled splashbacks. Built in oven with gas hob and stainless steel extractor hood above. Space & plumbing for dishwasher and fridge freezer. Double glazed window, laminate flooring and radiator.

Utility Room 6'5" x 5'5" (1.96 x 1.67)



A practical utilty room with plumbing for automatic washing machine, wall mounted central heating boiler and wall cabinets. Double glazed window and door providing access to the rear elevation.

Main Bedroom One Ground Floor 12'5" x 9'2" (3.80 x 2.81)





A double bedroom with laminate flooring, radiator and double glazed window. Doors to En Suite and wardrobe.

En Suite 5'9" x 5'5" (1.76 x 1.67)



En suite shower room with shower cubicle, low level W.C. and vanity wash basin. Tied walls, radiator and laminate flooring

Bedroom Two 13'6" x 13'1" (4.12 x 4.0)



A double bedroom with double glazed window to front elevation, Velux window to the rear and radiator.

Bedroom Three 16'3" x 11'2" (max) (4.97 x 3.42 (max))



A double bedroom with two Velux windows and radiator.

Bathroom 9'4" x 9'7" (2.85 x 2.94)



The main bathroom has a corner bath with mixer tap and shower attachment, separate shower cubicle, vanity wash basin and low level W.C. Tiling to walls and floor. Radiator and double glazed obscure window.

Garden

An enclosed rear garden, mainly laid to lawn with a paved walkway taking you to the garage.

Outside





Garage & Driveway



A block paved driveway provides ample off road parking and access to the detached garage with metal up and over door providing vehicle access and an interior door opening to the rear garden.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band C

EPC Rating

EPC rating C

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 - Three & O2 Good/ Vodafone & EE okay
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.

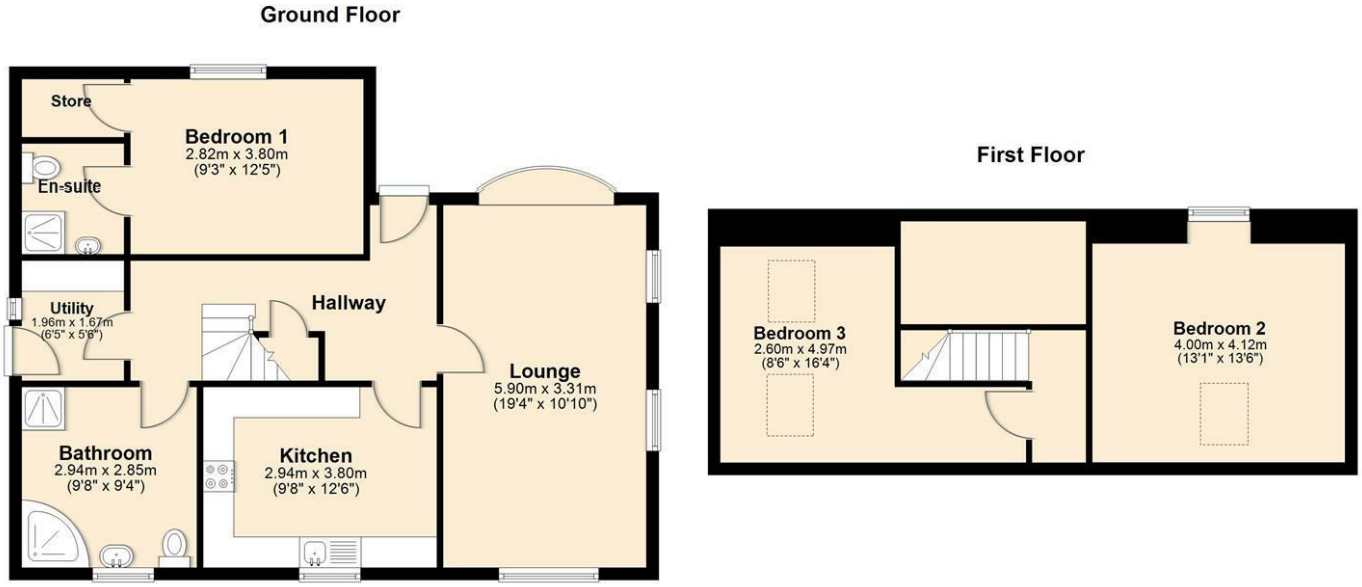
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

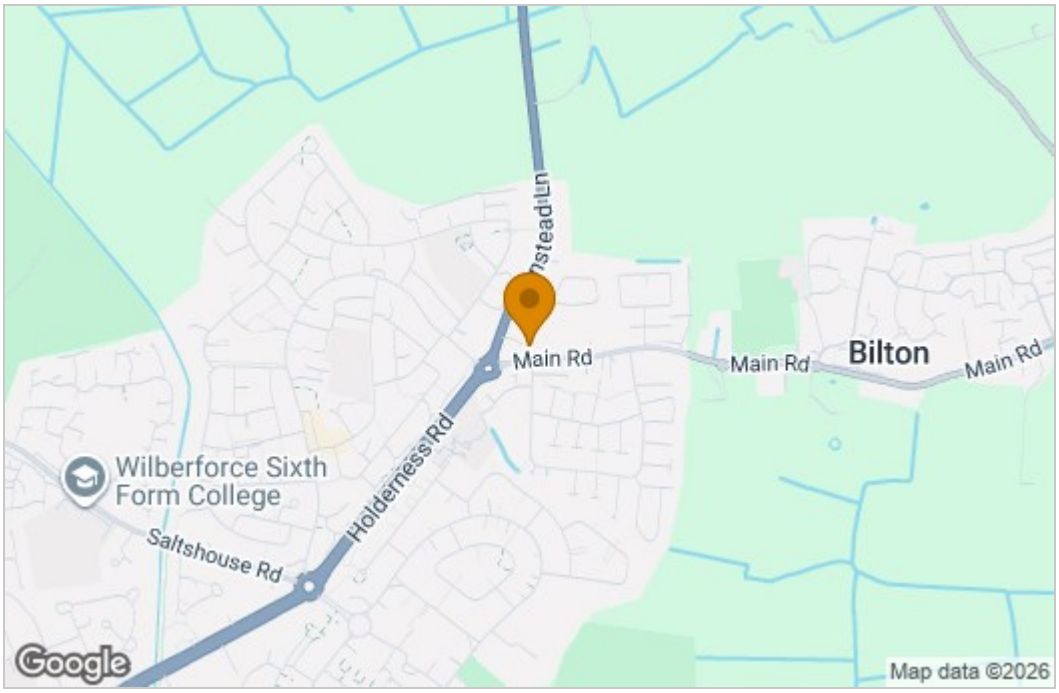
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

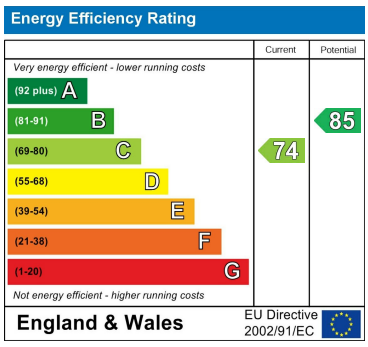


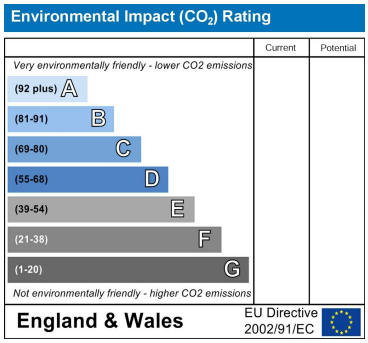
Total area: approx. 109.6 sq. metres (1180.2 sq. feet)

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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