

Whitakers

Estate Agents



10 Charterfield, Bilton, HU11 4BY

Asking Price £199,950

**** EXTENDED TRUE BUNGALOW **** Enjoying a quiet Cul De Sac setting. This Superb Semi Detached Bungalow offers beautifully presented accommodation to include: Entrance porch with a door into the hallway, welcoming you in to view this lovely property. The EXTENSIVE layout includes THREE DOUBLE BEDROOMS, with the principle bedroom having an En Suite Bathroom and fitted wardrobes. There is a modern FITTED KITCHEN and a comfortable LOUNGE with feature fireplace. A separate DINING ROOM adjoining the CONSERVATORY with views over the rear GARDEN, creating a lovely space for entertaining family & friends. Delightful gardens to rear, mainly laid to lawn, , shrubbery and colourful plantings. To the front of the property are decorative stone chippings and a paved walkway taking you up to the front entrance door. There is a GARAGE and DRIVEWAY providing OFF ROAD PARKING. NO CHAIN INVOLVED

Accommodation Comprising

Entrance & Hall

A front entrance door opens to welcome you in to view the accommodation on offer.

Kitchen 16'4" x 7'2" (5.0 x 2.2)



An opening from the hallway takes you into the kitchen. A range of fitted units to base and walls with contrasting work surface and tiled splashbacks. Built in oven and five ring gas hob with stainless steel extractor hood above. Stainless steel sink with mixer tap and drainer. Plumbed for automatic washing machine and dishwasher. Space for dryer and fridge freezer. Double glazed window, radiator and vinyl flooring.

Lounge 16'4" x 12'11" (5.0 x 3.94)



A comfortable lounge with feature fireplace and living flame effect fire. Double glazed window to front elevation and radiator.

Shower/ Bathroom 7'6" x 5'6" (max) (2.3 x 1.69 (max))

Fully tiled shower room with large shower cubicle, low level W.C. pedestal wash basin and towel heater.

Inner Lobby

Inner lobby with doors to bedroom two, the dining room and bathroom.

Dining Room 10'11" x 7'2" (3.34 x 2.2)



A light and airy dining room, adjoining the conservatory, creating a lovely space for entertaining family & friends. Laminate flooring, radiator and Patio doors open to the conservatory.

Conservatory 9'10" x 10'2" (3.0 x 3.1)



Enjoying views over the rear garden. Part brick and Upvc double glazed windows with polycarbonate roof and laminate flooring.

Bedroom One 16'9" x 7'10" (5.12 x 2.39)



A generously proportioned double bedroom with mirrored sliding wardrobes. Double glazed window, radiator and a door into the En Suite.

En Suite Bathroom 13'6" x 4'2" (4.13 x 1.28)



Part tiled En Suite with panelled bath, low level W.C. and pedestal wash basin. Double glazed window, radiator and laminate flooring.

Bedroom Two 13'9" x 9'2" (max) (4.2 x 2.8 (max))



A double bedroom with double glazed window and radiator.

Bedroom Three 11'1" x 9'0" (max) (3.4 x 2.75 (max))



A double bedroom with double glazed window and radiator.

Garage

Brick built garage with metal up and over door providing vehicle access.

Gardens

To the front of the property has decorative stone chips and a paved walkway leading to the front entrance door. The rear garden is mainly laid to lawn with attractive shrubbery, colourful plantings to boundaries. A paved patio provides ample space for table & chairs, ideal for dining "al fresco" .

Tenure

Tenure is Freehold

Council Tax Band

East Riding Council Tax Band C

EPC Rating

To Be Confirmed...

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE & O2 Good,

Vodafone & Three Okay

Broadband - Basic 15Mbps, Ultrafast 10000

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

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.

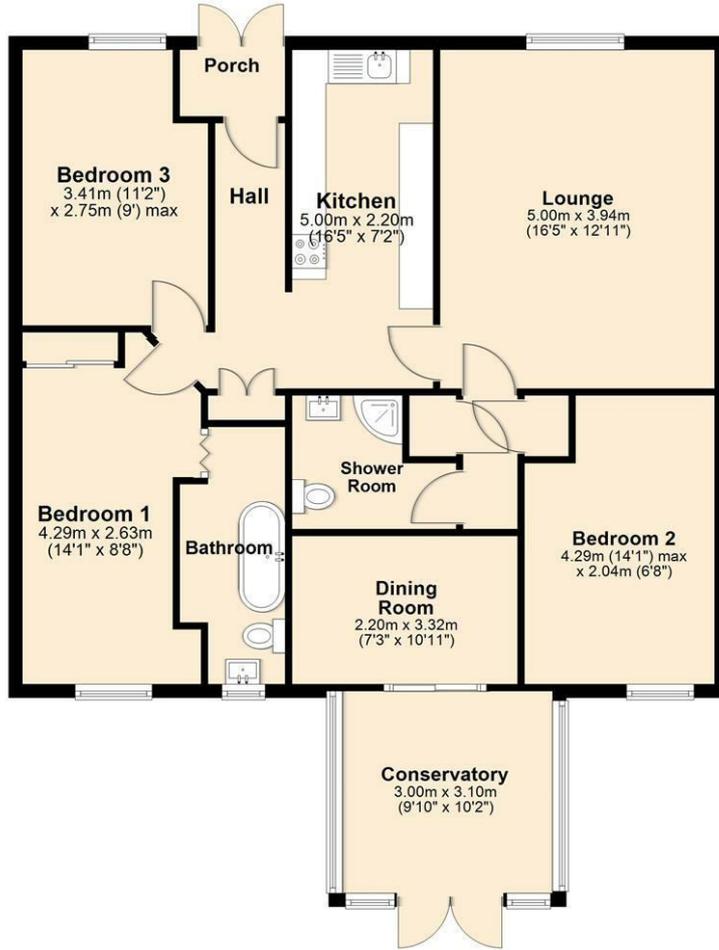
Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they

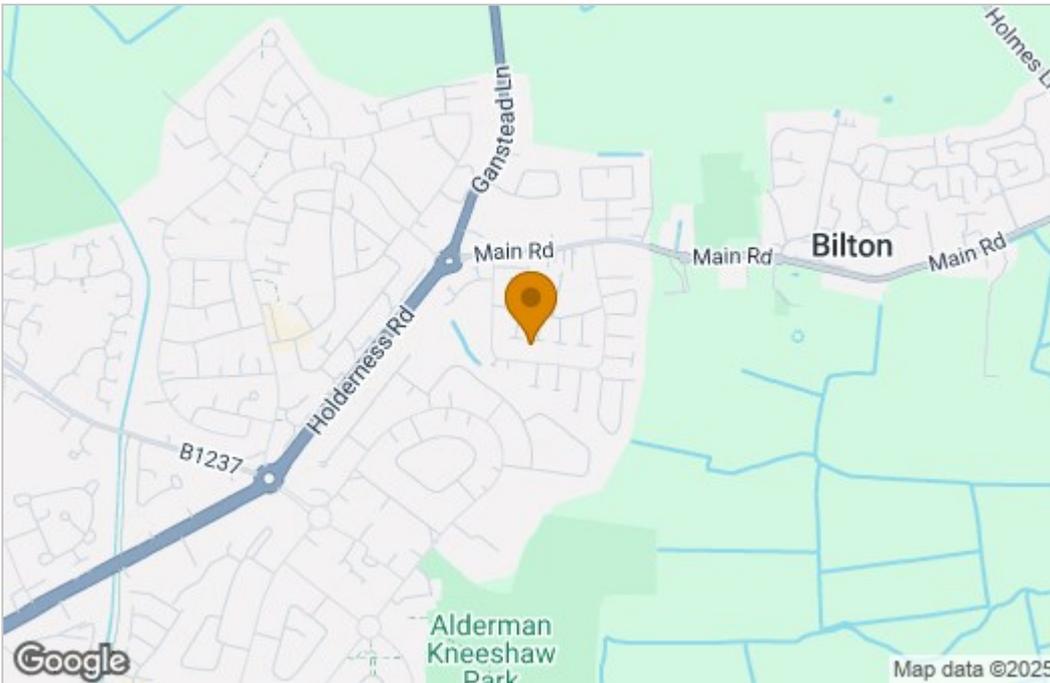
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Floor Plan

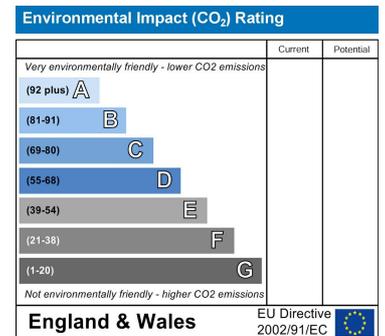
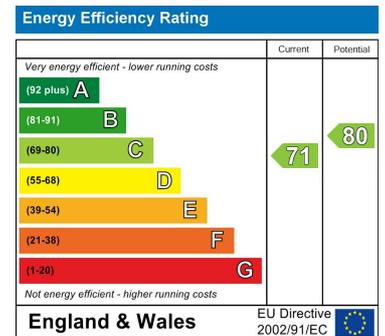
Ground Floor



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.