

Whitakers

Estate Agents



16 Dawnay Road, Bilton, HU11 4HB

Asking Price £185,000

Whitakers are delighted to present this Impressive Semi Detached Home to the market, enjoying a sought after location in the village of Bilton. The tastefully styled accommodation includes: Entrance Hall opening to the light and airy LOUNGE open to the DINING area with feature French doors enjoying views over the rear garden, creating a lovely space for entertaining family & friends. There is a superb, contemporary fitted KITCHEN, perfect for the culinary member of the family.

To the first floor is the modern family BATHROOM with three piece suite and THREE generously proportioned bedrooms. Outside there are well maintained, GARDENS to front and rear with the rear being South facing and having raised decking, ideal for dining "al fresco".

The location of this property is within close proximity to public transport links, local amenities, and nearby schools, making it convenient for families with children. In summary, this immaculately presented house, with its open-plan design and desirable location, is a remarkable opportunity for those seeking a family home. This property beautifully combines comfort, convenience, and style.

A viewing is highly recommended to fully appreciate what this home has to offer.

Accommodation Comprising

Entrance Hall

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

Open Plan Lounge Diner 21'7" x 12'5" (max) (6.6 x 3.8 (max))

The comfortable lounge is tastefully styled with feature fireplace and French doors opening from the dining area out to the raised deck, creating a lovely space for entertaining family & friends. Light and airy with double glazed window to front elevation and French doors to dining area. Laminate flooring and radiator.

Dining Area



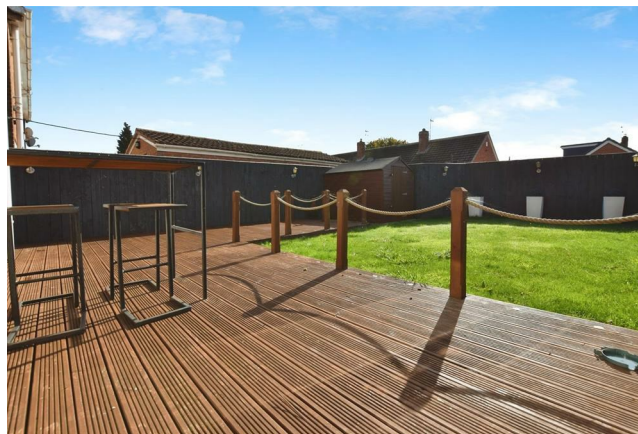
Lounge Feature



Kitchen 9'6" x 8'6" (2.9 x 2.6)

A stunning contemporary, fitted kitchen features high gloss base and wall units with complimentary granite work surfaces and splashback tiling. Integrated appliances and inset lighting make this a perfect space for the culinary member of the family. Double glazed window and door to the rear garden. Laminate flooring and radiator.

Gardens



There are well maintained gardens to front and rear, with the rear garden enjoying a southerly aspect with raised decking, ideal for dining "al fresco" Timber fencing to boundaries making it family & pet friendly, a lovely outdoor space for all to enjoy.

Bedroom One 10'5" x 9'10" (3.2 x 3.0)

A double bedroom with ample space for bedroom furniture. Double glazed window, radiator and laminate flooring.

Bedroom Two 10'2" x 8'2" (3.1 x 2.5)

A further double bedroom with double glazed window, radiator and laminate flooring.

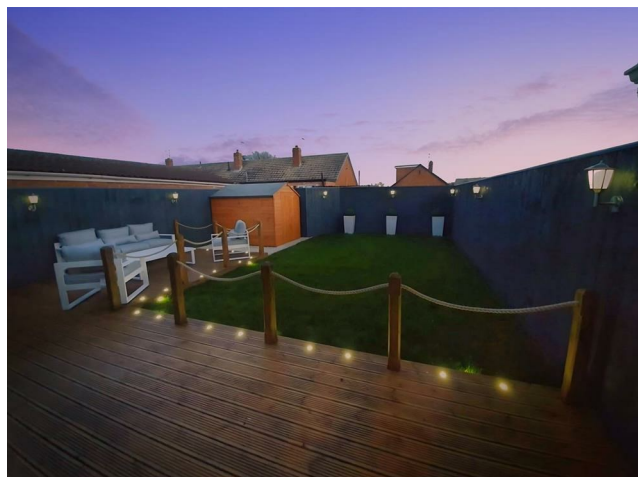
Bedroom Three 8'6" x 7'6" (2.6 x 2.3)

With double glazed window and radiator.

Family Bathroom

A modern family bathroom with three piece suite to include: P-shaped bath with overhead shower and glass screen, vanity unit incorporating the wash basin with useful storage cupboard below. Chrome heated towel heater and double glazed window.

Night Garden



Tenure

Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band B

EPC Rating
EPC Rating D

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.

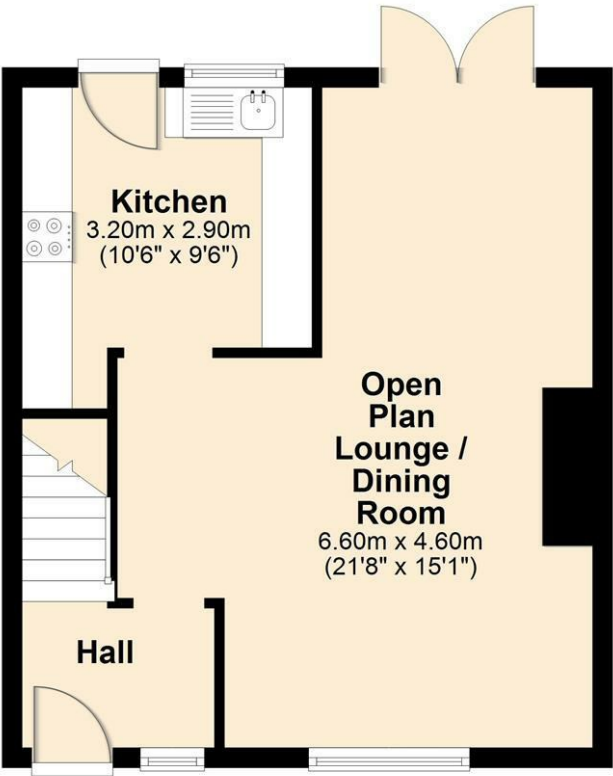
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - EE, Vodafone and O2 all Okay
Broadband - Basic 21 Mbps Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.

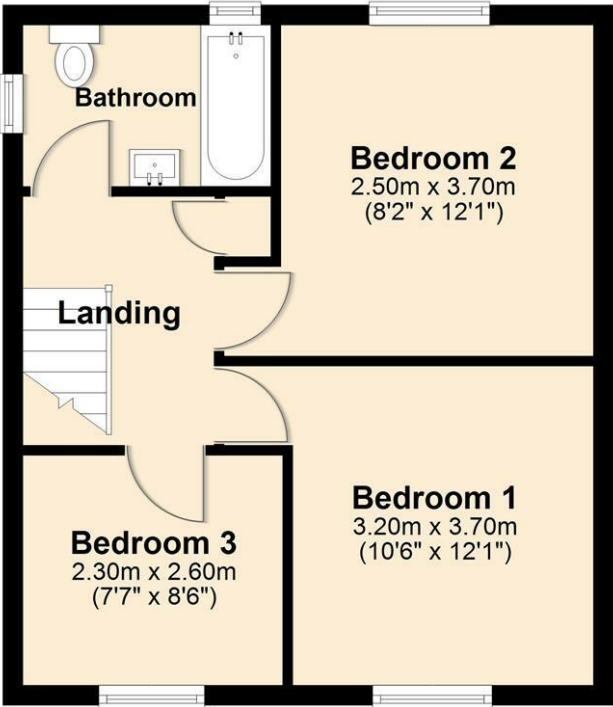
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

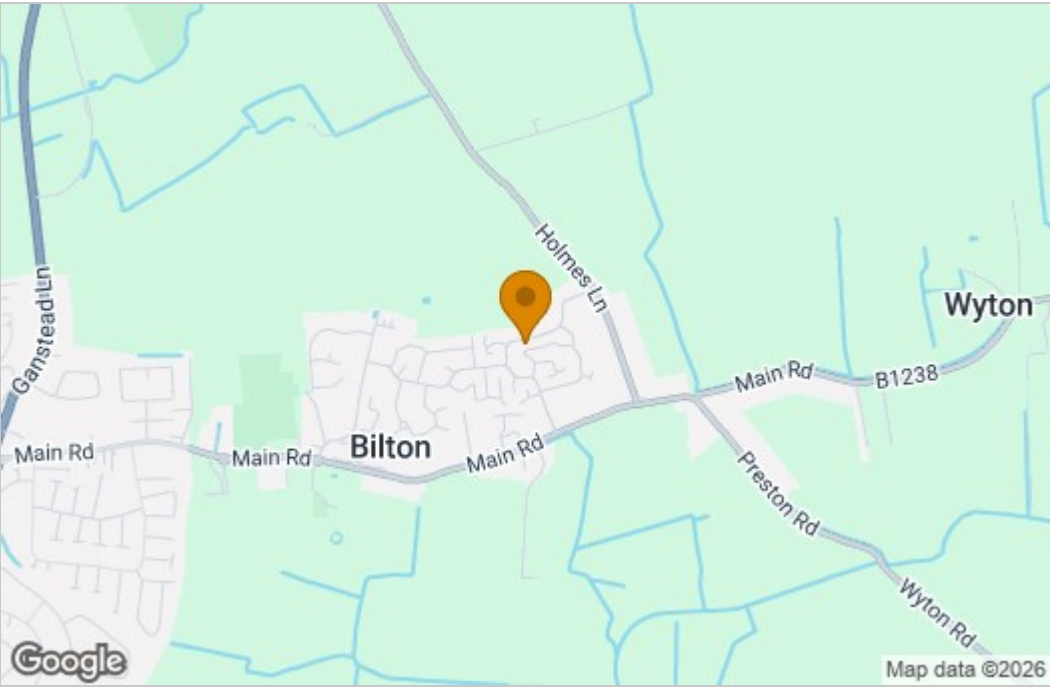
Ground Floor



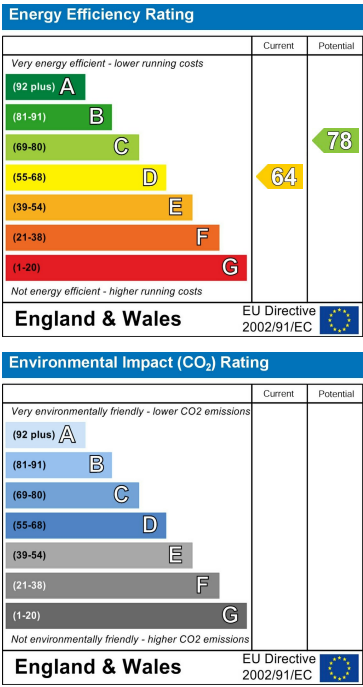
First Floor



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