

staniford grays



49 Ganton Way, Willerby, Hull, HU10 6NH

£224,950

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- A MUST SEE BUNGALOW OPPORTUNITY
- SOUTH FACING PRIVATE GARDENS
- PLEASANT STREET SCENE
- TWO DOUBLE BEDROOMS
- DRIVEWAY AND GARAGE
- FULLY RE-MODELLED
- IMPRESSIVE KITCHEN AND BATHROOM
- CONVENIENT SETTING
- VIEWING ADVISED
- NO ONWARD CHAIN

FULLY RE-MODELLED BUNGALOW WITH IMMACULATE PRESENTATION THROUGHOUT AND PRIVATE SOUTH FACING GARDENS.

Presented for sale and offered to the market with no onward chain is this completely transformed bungalow home.

Offering ready to move in appeal and ideal for applicants looking for low maintenance and spacious living to the single floor level. The immediate location offers convenience and tranquillity all within a smart street scene of similarly styled homes.

The bungalow has been fully modernised internally, remaining deceptively spacious.

Accommodation briefly comprises; Entrance Hall, newly appointed Kitchen, Lounge/Dining area with an inner hallway leading through to two generously sized double bedrooms and well specified Shower Room.

A generous driveway offers parking and detached single garage and gated and secluded rear garden with lawned area and private outlook with South facing gardens.



ENTRANCE HALLWAY

Generous for a reception hallway area, accessed via composite style entrance door with complementary window, providing access through to the formal lounge reception space. Storage cupboard with shelving and wall mounted Worcester combination boiler.

RECEPTION LOUNGE

Versatile in its usage given the size and can easily accommodate furniture suite and separate dining table, an abundance of natural daylight via the uPVC double glazed window providing pleasant outlook over the street scene, being offset from Ganton Way itself, mid-level TV point, wall light points and access through to inner hallway and...

BREAKFAST KITCHEN

Newly appointed Shaker style kitchen with contrasting worksurfaces over, with touches of modern styling throughout incorporating integrated appliances including mid-level microwave, integrated fridge freezer, integrated dishwasher, gas hob with extractor canopy over, mid-level oven, generous storage provision and space for additional white goods with work surface over, inset one and a half bowl sink with feature mixer tap, uPVC double glazed window to side elevation.

INNER HALLWAY

With cupboard and loft access point, leading to two double bedrooms and shower room.

BEDROOM ONE

(At longest and widest point)

Suitably sized to accommodate double bed and space for freestanding bedroom furniture, uPVC double glazed window to rear.

BEDROOM TWO

With French doors providing access to the West facing garden, of double bedroom proportions, has potential to be used as a second reception space if required.

SHOWER ROOM

Immaculately appointed with a newly fitted bathroom suite incorporating inset basin to vanity storage unit, low flush w.c, walk-in shower with recessed shower tray, rainfall showerhead and separate showerhead also, mains fed console, folding glazed shower door, splash screening and half-tiling to remainder, heated towel rail, contemporary style matt black tap furniture throughout.



OUTSIDE

Ganton Way itself remains conveniently positioned within a popular Willerby setting, remaining a short distance walk away from a number of services and amenities offered. The existing street scene boasts a number a similarly styled low level bungalows, with the subject dwelling having undergone a full program of renovation and refurbishment internally. Dedicated parking provision exists to the side driveway with space for multiple vehicles, in turn leading to garage with up&over access door. The front is hard landscaped, with gated access leading to a West facing rear garden offering excellent levels of privacy and seclusion throughout, given the open outlook to the rear, offering further potential for landscaping, a pathway leads from the immediate building footprint also.

AGENTS NOTE

The property comes ready for immediate occupation, with viewing available through the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'C'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

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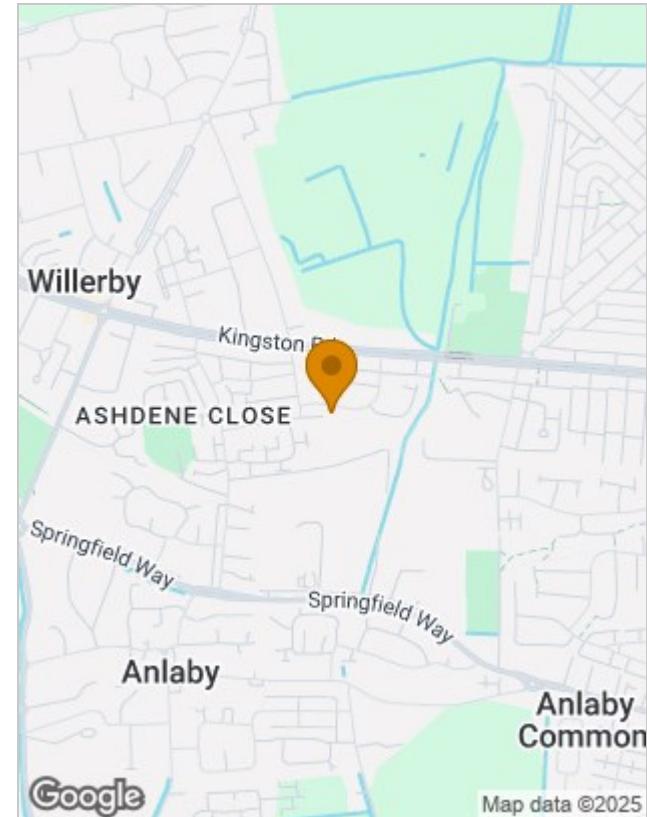
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



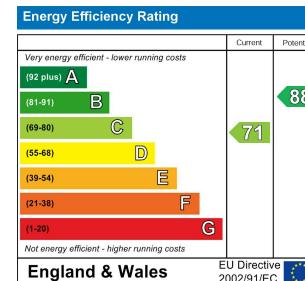
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.