

Whitakers

Estate Agents



32 Ellis Close, Preston, HU12 8XG

£225,000

SITUATED IN THE HIGHLY DESIRABLE VILLAGE OF PRESTON, WHITAKERS ARE DELIGHTED TO PRESENT THIS ATTRACTIVE THREE BEDROOM DETACHED BUNGALOW, OFFERING GENEROUS AND VERSATILE LIVING SPACE IDEAL FOR A WIDE RANGE OF BUYERS. THE PROPERTY BENEFITS FROM BEAUTIFULLY MAINTAINED SOUTH-FACING GARDENS, PERFECT FOR ENJOYING THE WARMER MONTHS AND OUTDOOR LIVING.

INTERNALLY, THE ACCOMMODATION COMPRISES THREE WELL-PROPORTIONED BEDROOMS, A SPACIOUS AND INVITING LOUNGE WHICH FLOWS SEAMLESSLY INTO A BRIGHT CONSERVATORY, AND A WELL-APPOINTED FITTED KITCHEN DESIGNED FOR PRACTICAL EVERYDAY LIVING.

EXTERNALLY, THE PROPERTY ENJOYS GARDENS TO BOTH THE FRONT AND REAR, ALONG WITH A BRICK SET DRIVEWAY AND A DETACHED DOUBLE GARAGE, PROVIDING EXCELLENT ADDITIONAL STORAGE AND OFF-STREET PARKING.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS CHARMING HOME HAS TO OFFER.

Entrance Hall



Double glazed door, comprises of multiple storage cupboards, and leading to:

Lounge



Well proportioned lounge, with a large bay window to the front aspect, and patio doors leading to the conservatory.

Fitted Kitchen



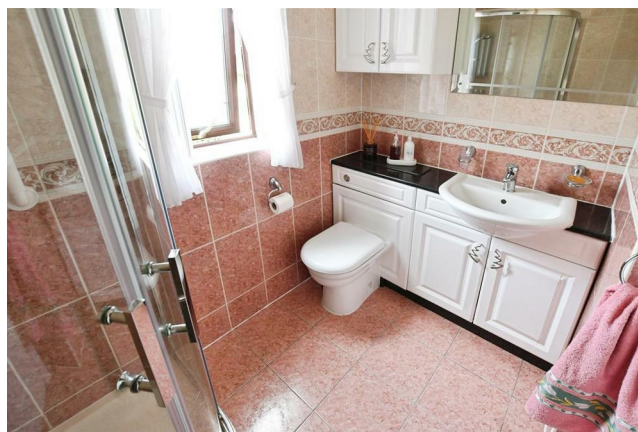
Range of floor and wall units, with lino flooring and a UPVC window to the side aspect. Comprising of a gas hob and an integrated oven with a stainless steel sink.

Conservatory



Well proportioned conservatory to the rear of the property, radiator and carpeted, with a door leading to the rear garden.

Shower Room



Tile flooring with a UPVC window to the front aspect. Comprises of a heated towel rail, vanity sink, and a shower with an independent closure.

Bedroom 1



Well proportioned master bedroom with plenty of fitted storage and a UPVC window to the rear aspect. Carpeted throughout with a radiator.

Bedroom 2



A double bedroom with fitted wardrobes and carpet throughout. A UPVC window to the front and a radiator.

Bedroom 3



Third bedroom, currently utilised as a dining room. Carpeted, with a UPVC window to the side aspect, and a radiator.

Garage



Detached double brick garage with motorised up and over door, with additional side access.

Gardens



Beautiful SOUTH facing rear garden, mainly laid to lawn, adorned with mature shrubbery and colourful plantings. There is a paved patio area , ideal for dining "al fresco" Outdoor tap and to the side of the property is off street parking for multiple vehicles.

Council Tax
East Riding Council tax D

EPC

Tenure
Freehold

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.

Material Information:

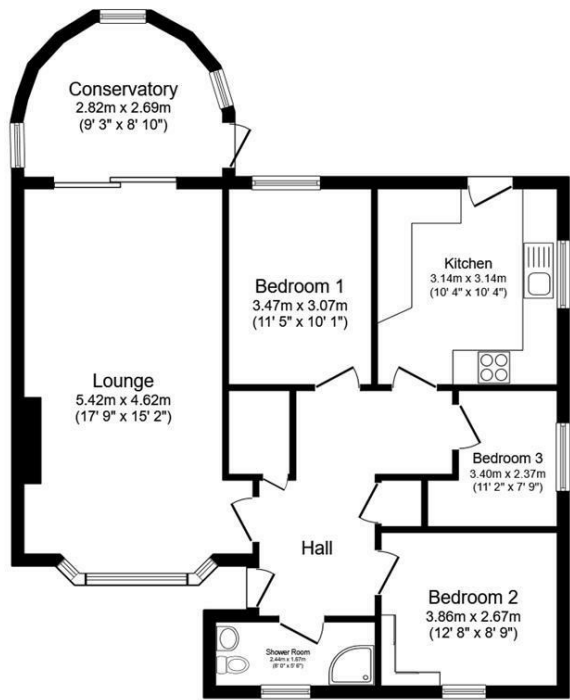
Construction - brick under tile roof

Conservation Area - no
Flood Risk - very low
Mobile Coverage/Signal - EE/Vodafone/O2/Three
Broadband - Basic 6 Mbps Ultrafast 1000 Mbps
Coastal Erosion - no
Coalfield or Mining Area - no
Planning - 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



Floor Plan

Floor area 81.2 sq.m. (874 sq.ft.)

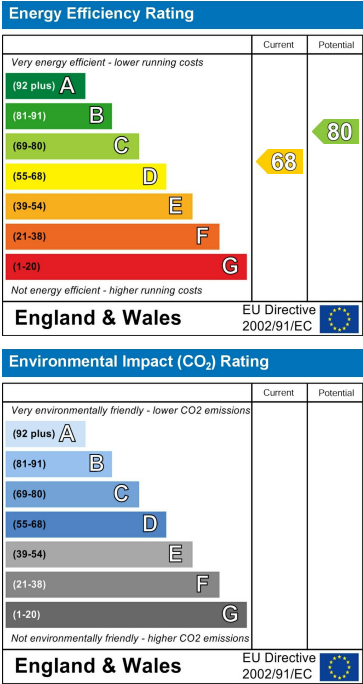
Total floor area: 81.2 sq.m. (874 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.