Whitakers
Estate Agents









3 Ness Close, Preston, HU12 8SF

£175,000

THIS LOVELY SPACIOUS 2 BEDROOM SEMI DETACHED TRUE BUNGALOW HAS RECENTLY BEEN REDECORATED THROUGHOUT WITH NEWLY FITTED CARPETS AND IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN. MOTIVATED SELLER – EARLY VIEWING HIGHLY RECOMMENDED!

Ideally situated within this peaceful cul-de-sac, just a short walk from the centre of the popular and sought after village of Preston, the property is also just a short distance from the market town of Hedon with its further range of shops and leisure facilities, as well as benefitting from excellent transport links into the City of Hull and out to East Coast villages and resorts.

Immaculately presented throughout, having recently undergone a programme of redecoration complemented by newly fitted carpets, the property offers a fresh and welcoming interior ready for its next owners to enjoy.

The accommodation briefly comprises; entrance hallway, spacious lounge, rear conservatory, kitchen, two bedrooms and a shower room, whilst drop down ladders lead to a versatile boarded loft space with electric supply and lighting.

Externally, there is a spacious lawned front garden, a lovely mature rear garden, private side driveway and garage providing ample off road parking.

With the additional benefit of gas central heating and uPVC double glazing throughout, internal viewing is strongly recommended to fully appreciate this lovely home!

The Accommodation Comprises

Entrance Hallway
uPVC entrance door into hallway with laminate flooring and central heating radiator

Lounge 17' x 11'6 (5.18m x 3.51m)



A most spacious lounge with carpeted flooring, central heating radiator, fireplace with inset electric fire and Patio doors into conservatory.

Conservatory 10'7 x 11'3 (3.23m x 3.43m)



Bright and spacious conservatory with laminate flooring and uPVC door into the rear garden

Kitchen 11'4 x 7'5 (3.45m x 2.26m)





Fitted with a range of wall and base units, complementary work surfaces and tiled splashbacks. 1 1/2 bowl stainless steel sink/drainer, space for gas cooker and under counter appliances, plumbing for automatic washing machine, laminate tiled flooring, built in storage cupboard and uPVC windows to side and rear aspects.

Bedroom One 12'6 x 10'2 (3.81m x 3.10m)



With uPVC window to front aspect, laminate flooring and central heating radiator.

Bedroom Two 8'4 max x 8'6 (2.54m max x 2.59m)



With uPVC window to front aspect, carpeted flooring and central heating radiator.

Shower Room 6'2 x 5'7 (1.88m x 1.70m)



Well equiped shower room comprising shower cubicle with electric shower over, low flush wc and hand wash basin housed in vanity unit. Vinyl tiled flooring, tiled walls, central heating radiator and uPVC window to side aspect.

Boarded Loft Space



Accessed via a drop down ladder from the hallway loft hatch is the useful boarded loft space with electric supply and lighting, eaves storage and window to the side aspect.

Outside





To the front of the property is a lawned garden with mature plants, shrubs and trees whilst the private side driveway leads to the garage and provides off road parking. Gate access leads to the lovely enclosed rear garden laid mainly to lawn with block paved patio seating area and a further array of mature plants, trees and shrubs

Garage

The detached garage with up and over door features electric supply and internal door into the garden.

Aerial view of the property



Land boundary



Tenure

Council Tax

Council Tax band B
East Riding of Yorkshire Council

EPC

Awaited

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/Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Three, O2
Broadband - Basic 8 Mbps, Ultrafast 10000 Mbps
Coastal Erosion - No

Coalfield or Mining Area - No
Planning - No

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.

Whitakers Estate Agent Declaration:

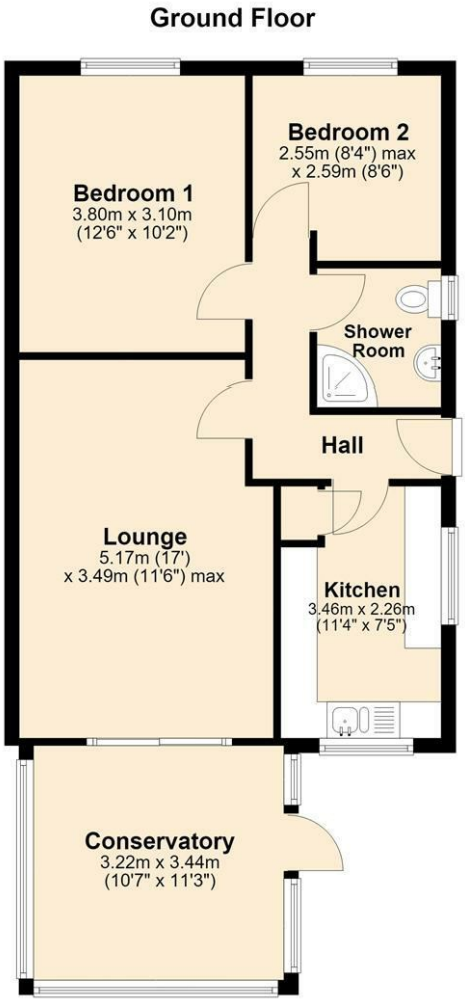
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

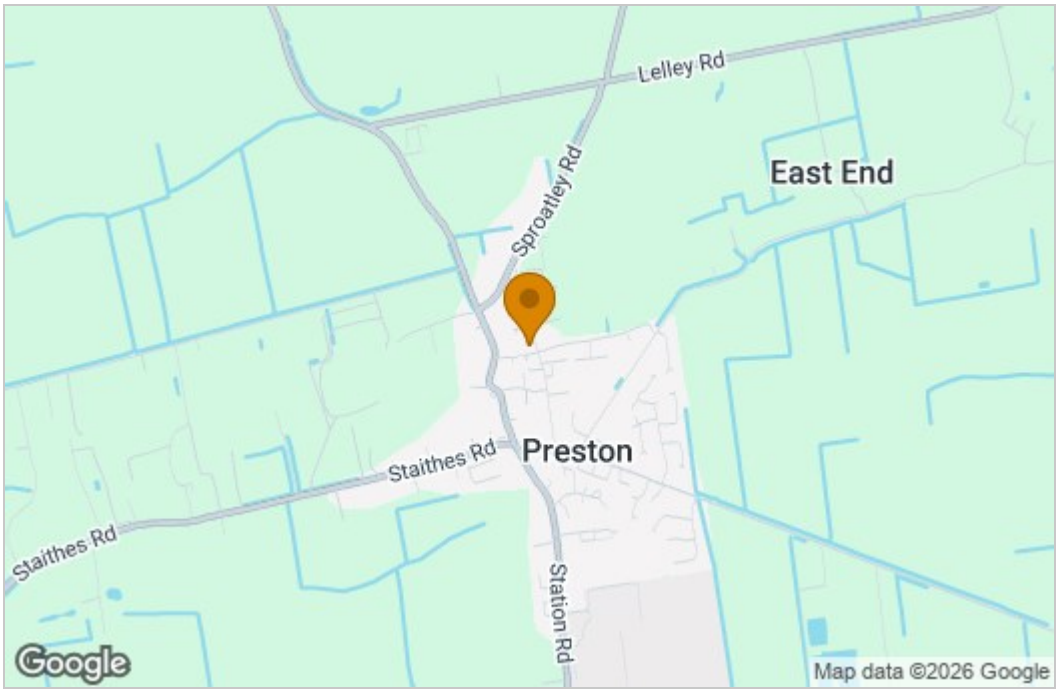
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

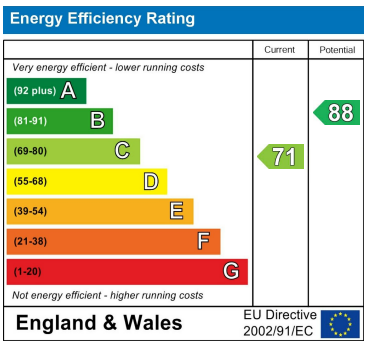
Floor Plan

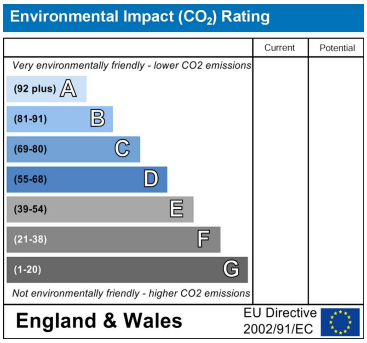


Area Map



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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