

# Whitakers

Estate Agents



## 19 Hawthorne Avenue, Willerby, HU10 6JQ

**£360,000**

Representing an increasingly rare opportunity to purchase a detached bungalow occupying a plot of substantial and enviable proportion. Situated in this very desirable area to the west of the City and having the internal space expected of its era, the property enjoys a degree of versatility and in its current use comprises entrance hall, lounge, master bedroom with en-suite, fitted kitchen, garden room, family bathroom and further rear sitting room. A fixed staircase gives access to a first floor Landing area and bedroom with en-suite. Having gas central heating to radiators, the property has a side driveway to a large garage and enquiries in order to view are encouraged.

## The Accommodation Comprises

### Front External

### Entrance Hall

With a radiator and giving access to;

Lounge 16'0" x 12'11" (4.90 x 3.95)



With a square bay window to the front aspect, Adam style fire surround with marble effect back and hearth, central heating radiator.

Bedroom One 13'11" x 12'11" (4.25 x 3.95)



With a square bay window to the front aspect. A good range of fitted wardrobes with over head cupboards, a dressing table unit and drawers, radiator.

### En Suite

There is an electric shower unit within an independent enclosure, a wash hand basin within a vanity unit, a radiator and an extractor fan.

Sitting Room 14'1" x 12'3" (4.30 x 3.75)



Having previously been used as a bedroom, there

are patio doors giving views of and access to the rear garden. Window to the side aspect, a radiator and a fixed staircase giving access to the first floor area

Breakfast Kitchen 11'9" x 12'11" (3.60 x 3.95)



A good range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset two and a half bowl sink unit with mixer tap. Window to the side aspect, a radiator, plumbing for an automatic washing machine and integrated appliances include an electric oven, four ring gas hob, overhead filter hood and a fridge /freezer. Opens to:

Garden Room 14'1" x 8'6" (4.30 x 2.60)



With lots of light, having windows to three aspects. There is a radiator and access to the rear garden.

### Bathroom



A white suite to comprise panelled bath, wash hand basin and a low level wc, The walls are half tiled, there is a radiator and a shower attachment to the bath taps

### First floor Bedroom with en-suite and landing 19'0" x 10'7" (5.80 x 3.25)



There is a landing area with built in storage cupboards and a window overlooking the rear garden. A further bedroom room has built in wardrobes, a window to the front aspect and there are en suite facilities to include an electric shower unit within an enclosure, a wash hand basin and there is also an extractor fan.

### Outside



The property occupies a substantial and indeed, enviable plot, with a good variety of well established trees, flowers and shrubs and there is an attractive summerhouse to the rear garden

### Garage

Of excellent proportion and accessible via a private driveway which can also accommodate a number of vehicles for off street parking.

### Tenure

This property is freehold

### Council Tax

East Riding of Yorkshire Council - Band C

### 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.

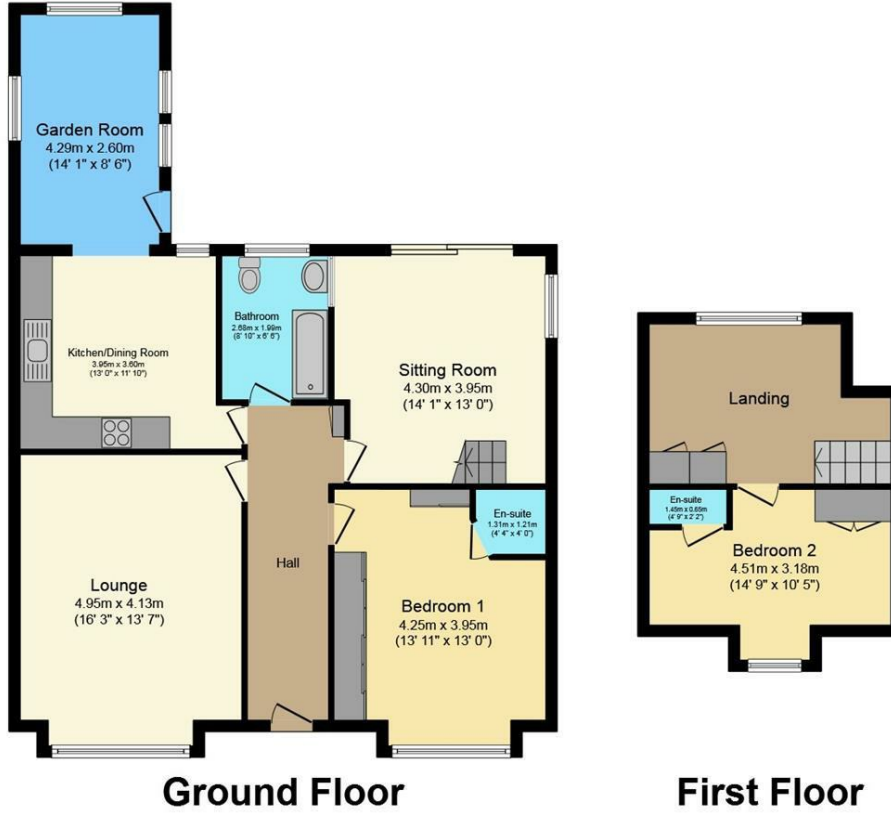
### Free Market Appraisals/Valuations

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 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.

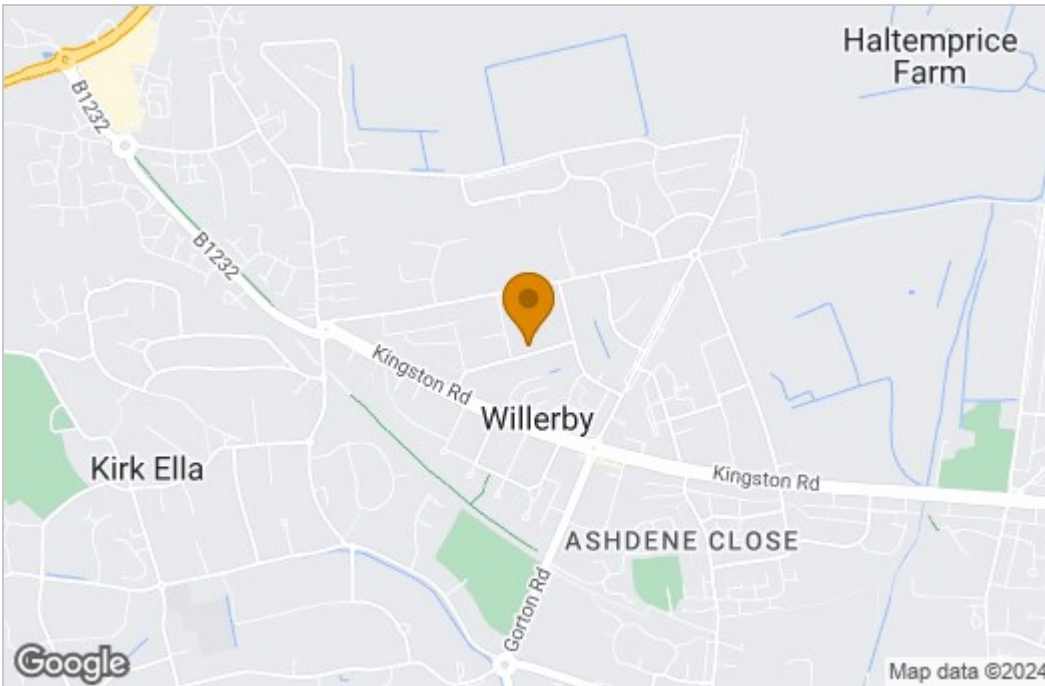
# Floor Plan



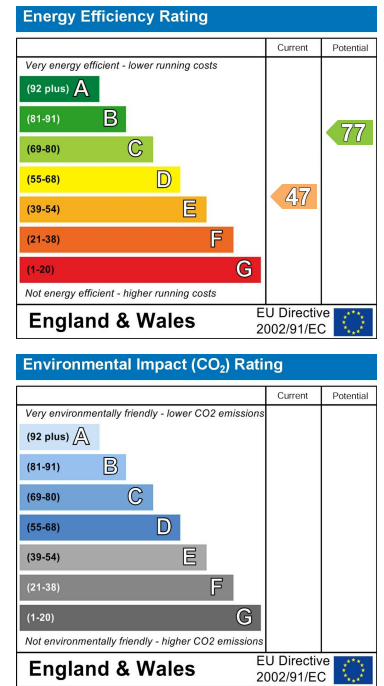
Total floor area 123.7 m<sup>2</sup> (1,332 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

# 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.