

# Whitakers

Estate Agents



## 1 Cock Pit Close, Hull, HU10 7LG

**£350,000**

Whitakers Estate Agents are pleased to introduce this immaculate true bungalow which has been much extended and enhanced by its current occupier.

The property is established on a sought after position within the Kirk Ella village - a location renowned for its close proximity to local amenities and leisure facilities including dining facilities, shops and the Haltemprice Leisure Center with accompanying parks and playing fields. Highly accessible transport links also provide routes to the Hull City center / surrounding villages as well as further shopping parks.

Briefly comprising entrance hall with cloakroom and access to the boarded loft space, fitted kitchen opening to the spacious lounge, fitted master bedroom with en-suite shower room, two double bedrooms and a bathroom suite furnished with a three-piece suite.

Externally the property occupies a generously sized and southerly facing plot. There is a wrap around garden to the front with two integral garages; a side gate opens to the enclosed rear garden which is laid to lawn with a patio seating area.

Taken together, the accommodation on offer is ideal for those seeking to make the transition from a multi storey property to a home which is lived primarily on the ground level.

Viewing at the earliest convenience is recommended to avoid disappointment.



## The Accommodation Comprises

### Entrance Hall

UPVC double glazed door with side window, central heating radiator, access to the loft hatch and boarded loft space, built in storage cupboard and carpeted flooring.

Bedroom Three 9'11" x 8'10" (3.03m x 2.70m )



UPVC double glazed window, central heating radiator, fitted wardrobe and laminate flooring.

### Cloakroom

UPVC double glazed window, tiled flooring and fitted with a two piece suite comprising wash basin with dual taps and low flush W.C.

Bedroom Two 10'7" x 8'9" (3.24m x 2.69m )



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

## Bathroom



UPVC double glazed window, central heating radiator, fully tiled with cushioned flooring and fitted with a three piece suite comprising P-shaped panelled bath with dual taps and mixer shower, pedestal sink with mixer tap and low flush W.C.

Master Bedroom 12'6" x 28'7" maximum (3.83m x 8.73m maximum )



Two dual aspect UPVC double glazed windows, central heating radiator, fitted wardrobes and drawers and carpeted flooring.

### Master Bedroom En-Suite Shower Room



UPVC double glazed window, central heating radiator, fully tiled and fitted with a three piece

suite comprising enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

Kitchen 12'11" x 19'10" (3.94m x 6.06m )



UPVC double glazed French doors, UPVC double glazed window, central heating radiator, large cupboard which is plumbed for an automatic washing machine, cushioned flooring and fitted with a range of wooden floor and eye level units, solid oak worktop with splashback tiles above, sink with mixer tap and a gas cooker with extractor hood above.

Lounge 11'11" x 20'0" (3.64m x 6.10m )



Two UPVC double glazed bow windows, central heating radiator, double sided log burner and carpeted flooring.

External



Externally the property occupies a generously sized and southerly facing plot. There is a wrap around garden to the front with two integral garages; a side gate opens to the enclosed rear garden which is laid to lawn with a patio seating area.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Council Tax band - D

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC rating D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 19 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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.

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.

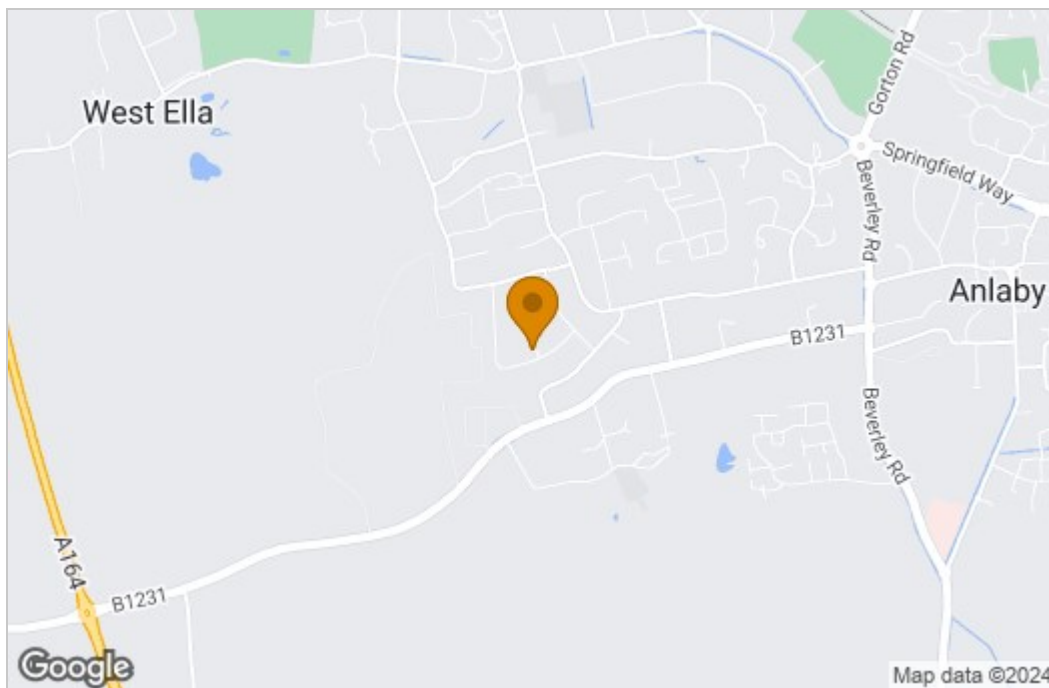


# Floor Plan

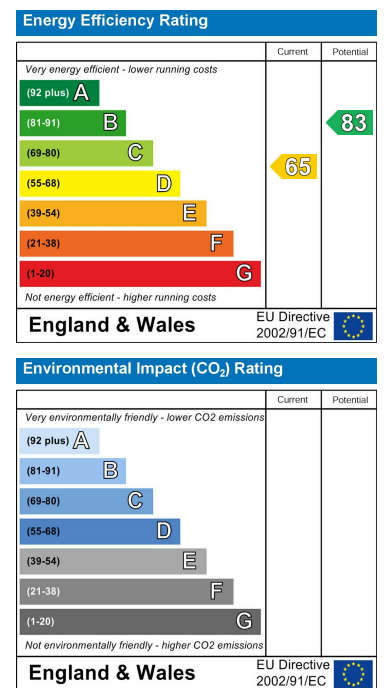


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.