

Whitakers

Estate Agents



22 Crake Wells, HU17 8SB

£275,000

This immaculate two bed detached true bungalow enjoys a Cul de sac position situated off Authered Garth in Walkington close to the village centre. The property is offered to the market as move into condition ready for its new owners to move straight into and enjoy.

The main features include - entrance hall, spacious lounge with wood burning stove and large picture window that lets the natural light flood the room, modern fitted kitchen with a host of integrated appliances, contemporary four piece bathroom suite and two good sized bedrooms (master fitted).

Externally to the front of the property is a low maintenance garden with side drive for off street parking leading to the garage. The real show stopper however is the large enclosed Westerly garden which is mainly laid to lawn with a paved patio seating area to enjoy the sun in the warmer months.

Early viewings are advised to avoid disappointment.

The Accommodation Comprises

Ground Floor

Entrance Hall

UPVC double glazed door, central heating radiator, access to the loft hatch, built in storage cupboard and TVL flooring.

Lounge 10'1" x 18'0" (3.08m x 5.50m)



UPVC double glazed door, UPVC double glazed window, UPVC double glazed picture window, central heating radiator, wood burner with tiled hearth and oak mantle and carpeted flooring.

Kitchen 10'4" x 10'3" (3.15m x 3.13m)



Two UPVC double glazed windows, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap and fitted with a range of integrated appliances including oven with hob and hood above, fridge-freezer, washing machine and dishwasher.

Bedroom One 10'1" x 12'9" maximum (3.08m x 3.90m maximum)



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

Bedroom Two 10'2" x 9'4" (3.12m x 2.87m)



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

Bathroom



UPVC double glazed window, central heating radiator, fully tiled walls and fitted with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

External



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Tenure

The property is held under Freehold tenureship

Council Tax Band

Council Tax band - C

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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

Broadband - Basic 20 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

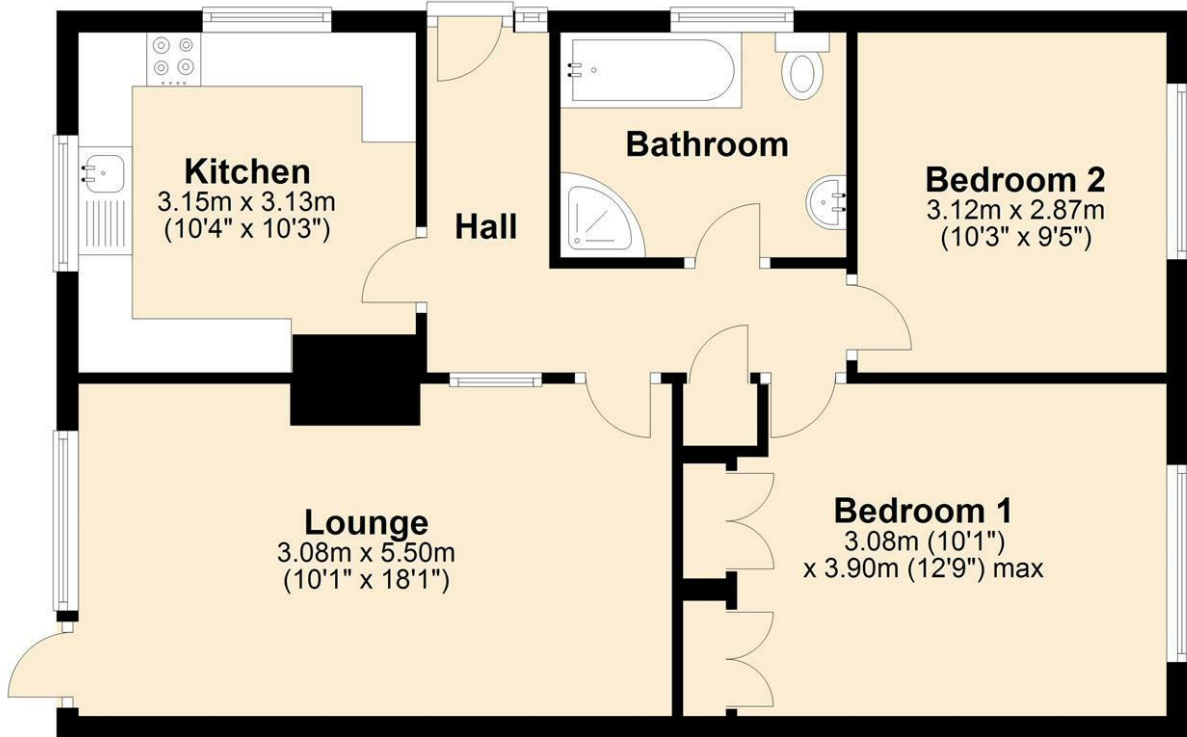
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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

Ground Floor



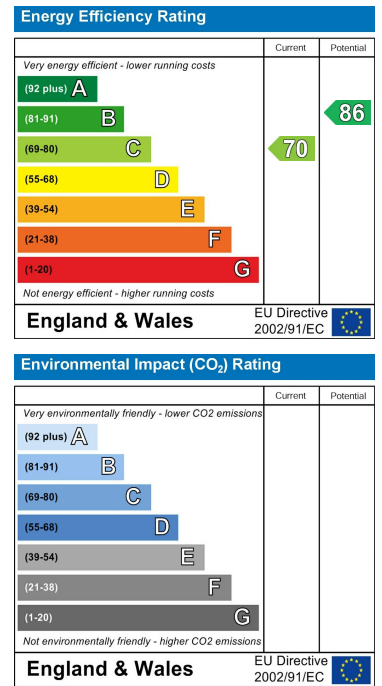
Total area: approx. 63.8 sq. metres (686.5 sq. feet)

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.