

# Whitakers

Estate Agents



## 22 Scarrington Crescent

, Hull, HU4 7SL

£185,000



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## Description

No Onward Chain!

This extended true bungalow is offered to the market with no onward chain, situated in a prime residential location, close to amenities, ready to move straight into and enjoy.

The main features include - entrance, large 17' lounge with bay window, fitted kitchen / diner which has been extended to the rear, modern shower room together with two good bedrooms (master fitted).

The real showstopper however is the well maintained rear Westerly garden, with a paved patio seating area, the rest is mainly laid to lawn with mature well stocked borders, a real gardeners treat. The front garden is low maintenance in design with large side drive to accommodate multiple cars leading to the garage.

This property really does tick all the boxes in terms of size, location and condition for this reason early viewings are recommended.

## The Accommodation Comprises

### Entrance

UPVC double glazed door with feature stained glass.

### Hall

Central heating radiator and loft hatch which has pull down ladder and boarded with window. Useful storage cupboard.

### Lounge

17'1 x 11'6 (5.21m x 3.51m)

With laminate flooring and electric fire with wood surround. UPVC double glazed bay window and central heating radiator.

### Kitchen / Diner

15'4 x 8'9 (4.67m x 2.67m)

With a range of white floor and eye level units and complimentary work surfaces and splash back tiles above. Oven, Hob and Hood above and three UPVC double glazed windows and door to the garden. Sink with side drainer and storage cupboard.

### Bedroom One

13'5 x 9'2 (4.09m x 2.79m)

Fitted wardrobes, UPVC double glazed window and central heating radiator.

### Bedroom Two

8'9 x 8'5 (2.67m x 2.57m)

With central heating radiator and UPVC double glazed window.

### Bathroom

6'2 x 5'4 (1.88m x 1.63m)

With a panelled bath and mixer shower, vanity sink and a low flush W/C. Tiled walls and flooring and UPVC double glazed window. Central heating radiator.

### External

Low maintenance front garden, mainly laid to lawn with side drive to accommodate multiple cars leading to the garage. The rear garden is Westerly in orientation, with a paved patio seating area and the rest is laid to lawn with mature well stocked

Tel: 01482 657657

boarders, with plants / shrubs and tree's and real gardeners treat.

#### Tenure

The property is held under Freehold tenureship.

#### Council Tax Band

Council Tax band - B

Local Authority - East Riding Of Yorkshire

#### EPC Rating

EPC rating TBC

#### 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

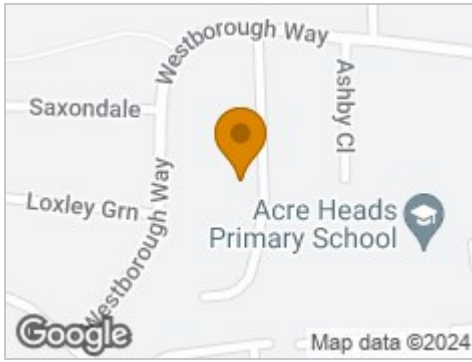
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### 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.



## Road Map



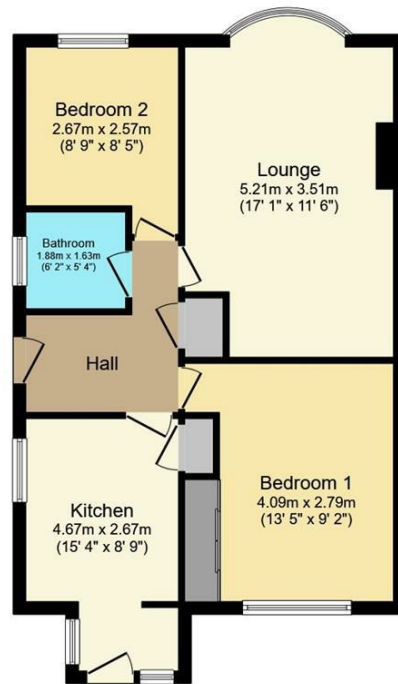
## Hybrid Map



## Terrain Map



## Floor Plan



### Floor Plan

Floor area 60.2 sq.m. (648 sq.ft.) approx

Total floor area 60.2 sq.m. (648 sq.ft.) approx

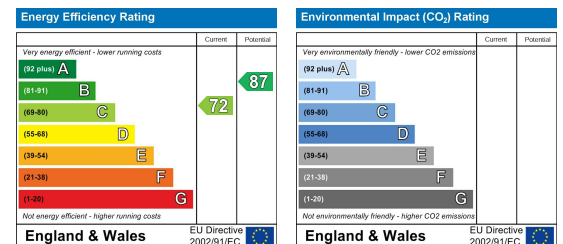
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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