

Whitakers

Estate Agents



38 Glenfield Drive, HU10 7UL

£260,000

Whitakers Estate Agents are pleased to introduce this detached true bungalow which is situated on Glenfield Drive - one of Kirk Ella's most sought after residential locations due to its close proximity to Willerby Square and its abundance of local amenities.

The internal layout briefly comprises entrance porch, fitted kitchen, open plan lounge / dining room with patio door opening to the conservatory. An inner hallway follows to a master bedroom with built-in and fitted storage, a good second bedroom with storage alcove, and a shower room.

Externally to the front aspect there is a partly lawned garden with decorative planting. A front drive that accommodates off-street parking leads to the integral garage and side passage following to the back of the property.

The enclosed rear garden is mainly laid to lawn with well stocked borders and hedging which ensures a high degree of privacy.

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

An internal inspection is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Front external

Externally to the front aspect there is a partly lawned garden with decorative planting. A front drive that accommodates off-street parking leads to the integral garage and side passage following to the back of the property.

Ground floor

Porch

UPVC double glazed entrance hall and carpeted flooring. Wooden single glazed door opening to :

Open plan lounge / dining room 24'0" x 13'5" maximum (7.34 x 4.09 maximum)



Lounge



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

Dining area



French doors opening to the conservatory, central heating radiator and carpeted flooring.

Conservatory 6'10" x 8'10" (2.10 x 2.71)



Wooden framed double glazed throughout with door opening to the rear garden, central heating radiator and carpeted flooring.

Kitchen 13'6" x 8'9" (4.14 x 2.68)

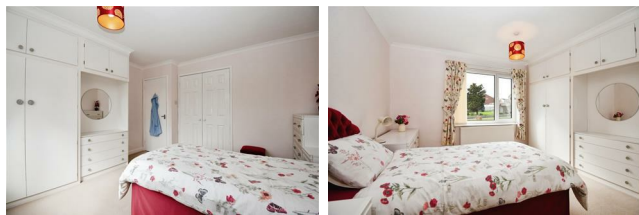


UPVC double glazed side door, UPVC double glazed window, central heating radiator, pantry, tile effect laminate flooring and fitted with a range of white gloss wall and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher and integrated oven with hob and extractor hood above.

Inner hallway

With access to the loft hatch, built-in storage cupboard and carpeted flooring. Leading to :

Bedroom one 11'10" x 12'1" maximum (3.63 x 3.70 maximum)



UPVC double glazed window, central heating radiator, built-in storage cupboards, fitted wardrobes and drawers and carpeted flooring.

Bedroom two 10'2" x 8'11" (3.10 x 2.73)



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

Shower room



UPVC double glazed window, central heating radiator, fully tiled with carpeted flooring and furnished with a three-piece suite comprising walk-in enclosure with waterfall shower, pedestal sink with mixer tap and low flush W.C.

Rear external



The enclosed rear garden is mainly laid to lawn with well stocked borders and hedging which ensures a high degree of privacy. The residence also benefits from having a wooden storage shed and outside tap.

Aerial view of the property / land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - KIK144038000

Council Tax band - D

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 10000 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.

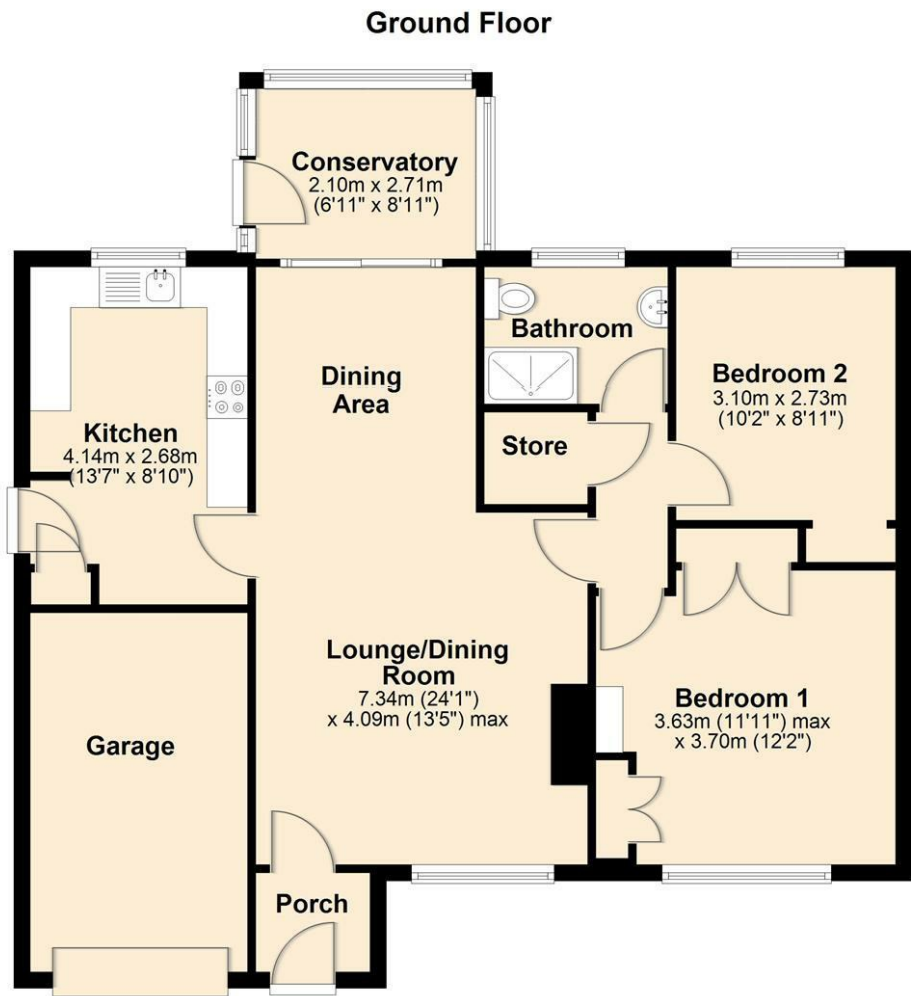
Free Market Appraisals / Valuations

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.

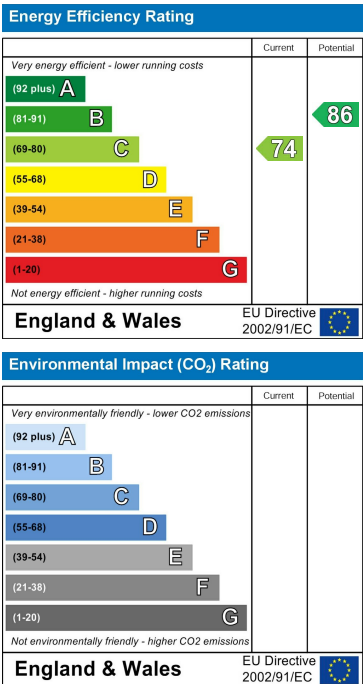
Floor Plan



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.