

Whitakers

Estate Agents



60 Woodland Drive, Hull, HU10 7HX

£395,000

Whitakers Estate Agents are pleased to introduce this immaculate two bedroom detached dormer bungalow which has been lovingly cared for by its current occupier for almost fifty years.

Internally, the layout of the property is centred around the ground level and briefly comprises : porch opening to the hallway, spacious lounge, dining room and fitted kitchen with lobby and W.C. off.

There are also two double bedrooms with dressing areas, a shower room furnished with a three-piece suite, an additional shower room and cloakroom. A fixed staircase ascends to the loft room which could be used as additional living space.

Double width wrought iron gates open to the paved front courtyard which can accommodate off-street parking. A side drive leads to the detached Tandem garage and gate opening to the rear of the property.

The generously sized and enclosed rear garden is mainly laid to lawn with well stocked borders and complimented by patio seating areas.

Taken together, the accommodation would be ideal for anyone needing to reside in a ground level centred home, or even another growing family who would cherish the ample amount of living space and garden.

Agent's observation

60 Woodland Drive has been much enhanced from its original design and has been lovingly cared for as a family home for almost fifty years. It would also be ideal for those who require to make the transition from a multi-storey property to a home that is lived primarily on the ground level without compromising on living space available.

The property is established on Woodland Drive which enjoys close proximity to the Anlaby village center with its range of local businesses, amenities and conveniences. Highly accessible transport links also provide easy access to nearby shopping parks along with multiple trade routes to the Hull city center and surrounding villages.

A new resident will also take advantage of the nearby leisure facilities provided by the Haltemprice leisure centre with connecting playing fields.

The accommodation comprises

Front external



Double width wrought iron gates open to the paved front courtyard which can accommodate off-street parking. A side drive leads to the detached Tandem garage and gate opening to the back of the property.

Ground floor

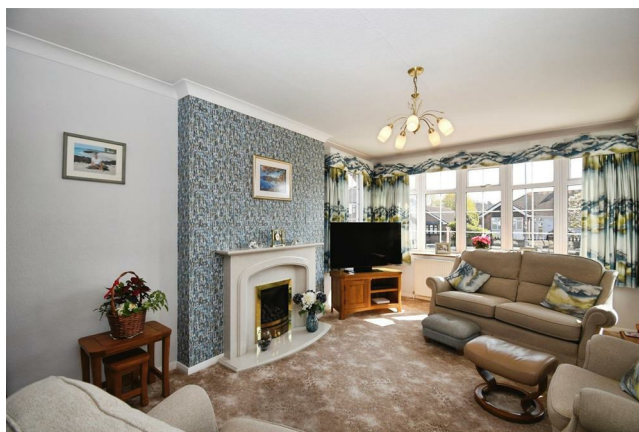
Porch

UPVC double glazed entrance door with side window and tiled flooring. Wooden glazed door opening to :

Hallway

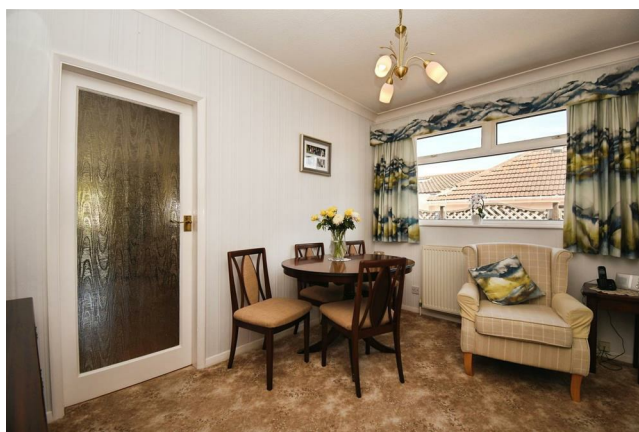
UPVC double glazed window, central heating radiator, storage cupboard and carpeted flooring. Leading to :

Lounge



UPVC double glazed bow window, two UPVC double glazed windows, central heating radiator, fireplace with marbled inset and surround and carpeted flooring.

Dining room



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

Kitchen



UPVC double glazed door to the rear garden, three UPVC double glazed windows, central heating radiator, laminate flooring and fitted with a range of wall and eye level units, contemporary worktops with splashback tiles above and breakfast bar, sink with mixer tap and a range of

integrated appliances including : double oven, hob with extractor hood above. fridge-freezer and dishwasher.

Lobby

UPVC double glazed window, tiled flooring and plumbed for a washing machine.

W.C.

Fully tiled and furnished with a low flush W.C.

Bedroom one



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

Bedroom two



UPVC double glazed patio doors to the rear garden, two UPVC double glazed windows, two central heating radiators and carpeted flooring.

Main shower room



UPVC double glazed window, central heating radiator, fully tiled with panelling to splashback areas and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

Shower room

Central heating radiator, fully tiled and furnished with a walk-in enclosure with mixer shower.

Cloakroom

Wooden glazed window, central heating radiator, fully tiled and furnished with a two-piece suite comprising vanity sink with mixer tap and low flush W.C.

Second floor

Loft room



Two roof style windows, central heating radiator, storage in the eaves and carpeted flooring.

Rear external



The generously sized and enclosed rear garden

is mainly laid to lawn with well stocked borders and complimented by patio seating areas.

Tandom garage



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 - ANL301060000

Council Tax band - D

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - 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.

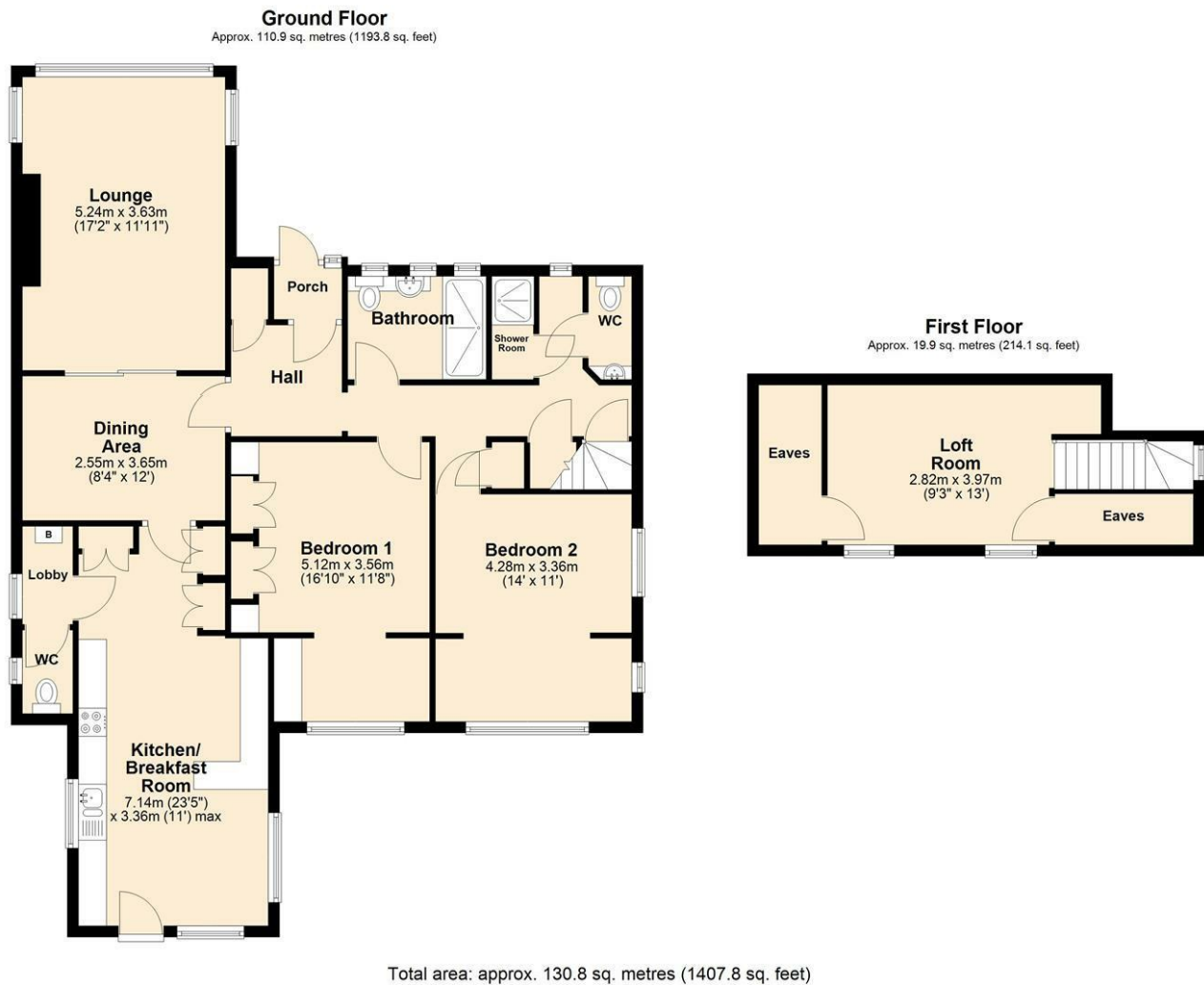
Free Market Appraisals / Valuations

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.

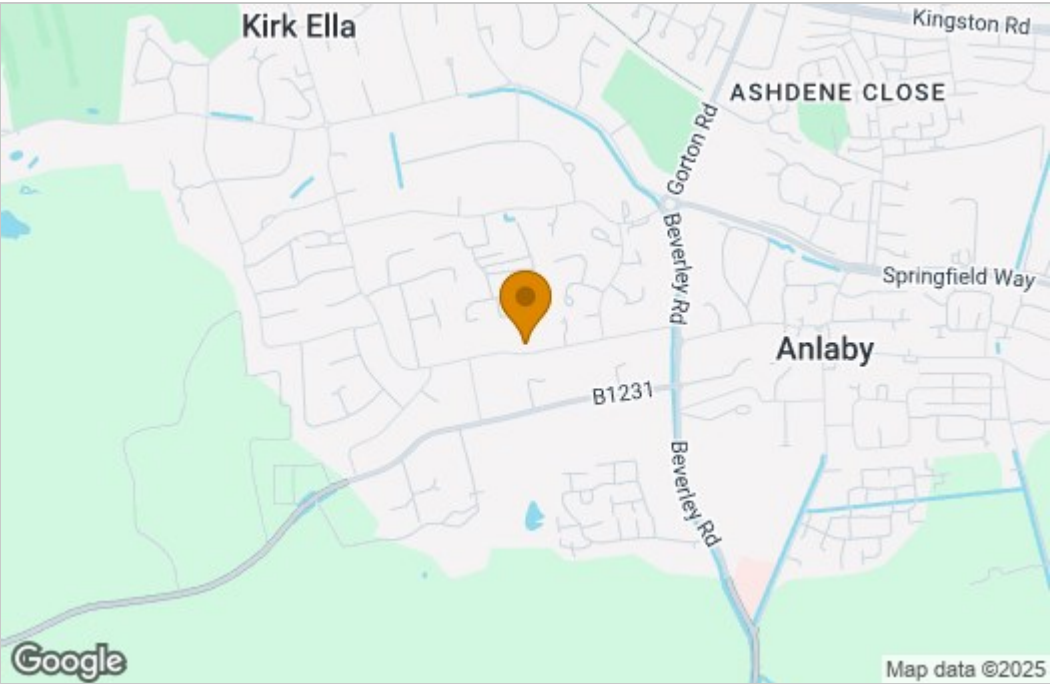
Whitakers Estate Agent Declaration

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.

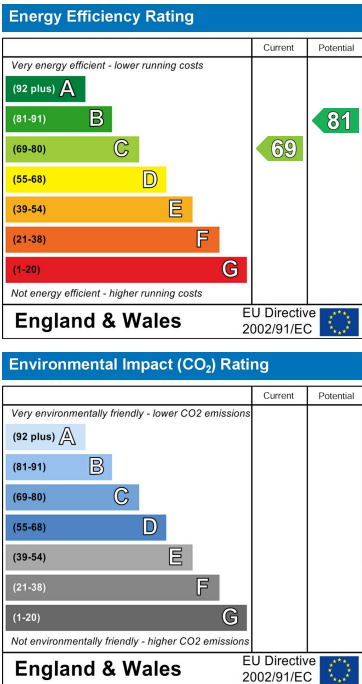
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.