

# Whitakers

Estate Agents



## 52 The Parkway, Willerby, HU10 6AZ

**£339,950**

Whitakers Estate Agents are pleased to introduce this immaculately presented detached true bungalow which is conveniently located on The Parkway in Willerby, and enjoys close proximity to an abundance of local amenities, leisure facilities, and transport links.

The internal layout briefly comprises : hallway, open plan kitchen / diner, spacious lounge, two double bedrooms, a third bedroom currently used as a snug, and a bathroom furnished with a four-piece suite.

Externally to the front aspect, there is a large garden which is laid to lawn with mature borders, and a side drive leading to the attached garage.

There is an enclosed rear garden which is mainly laid to lawn with mature borders, and complimented with two patio seating areas.

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 large garden which is laid to lawn with mature borders, and a side drive leading to the attached garage.

Hallway

UPVC double glazed door, and tiled flooring. Leading to :

Kitchen / diner 21'4" x 18'8" (6.52 x 5.70 )



UPVC double glazed door, three UPVC double glazed windows, two central heating radiators, tiled flooring, and fitted with a range of floor level units, contemporary worktops, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and hood above.

Lounge 13'11" x 16'10" (4.25 x 5.14 )



Two UPVC double glazed windows, central heating radiator, gas fire with marbled inset / hearth and wooden surround, and carpeted flooring.

Bedroom one 10'0" x 13'4" (3.07 x 4.08 )



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

Bedroom two 11'10" x 9'4" (3.62 x 2.87 )



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

### Bedroom three / snug 8'5" x 9'10" (2.59 x 3.02 )



UPVC double glazed patio door to the rear garden, central heating radiator, built-in storage cupboard, and wooden flooring.

### Bathroom



Two UPVC double glazed windows, central heating radiator, fully tiled walls and tile effect laminate flooring, heated towel rail and furnished with a four piece suite comprising walk-in enclosure with mixer shower, panelled corner whirlpool bath with dual taps, pedestal sink with mixer tap, and low flush W.C.

### Rear external



There is an enclosed rear garden which is mainly laid to lawn with mature borders, and

complimented with two patio seating areas. The residence also benefits from having a wooden storage shed, and a power socket.

### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WIB280052000

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 - Basic 17 Mbps / 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.

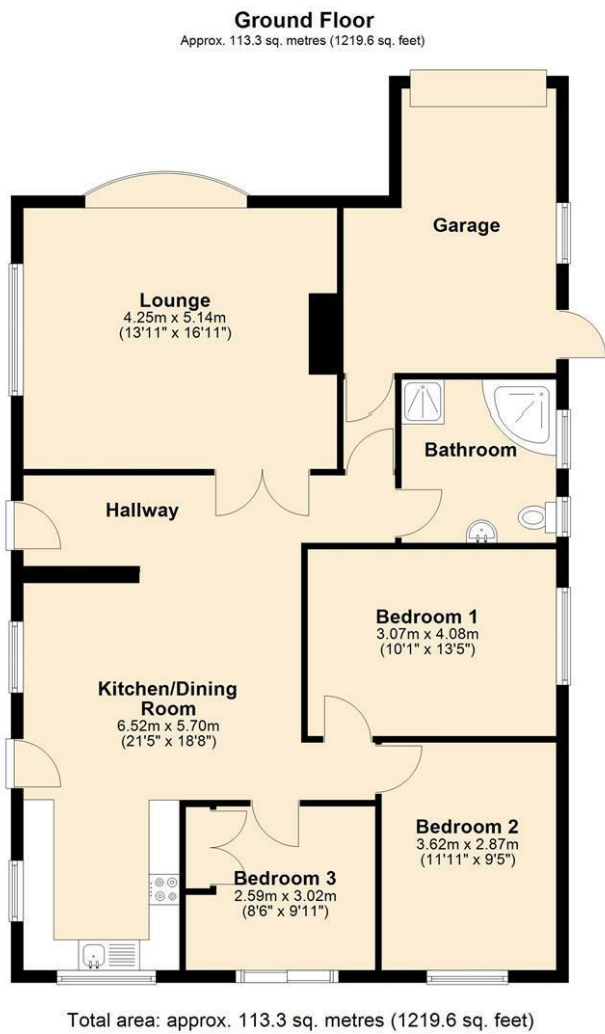
### Whitakers Estate Agent Declaration

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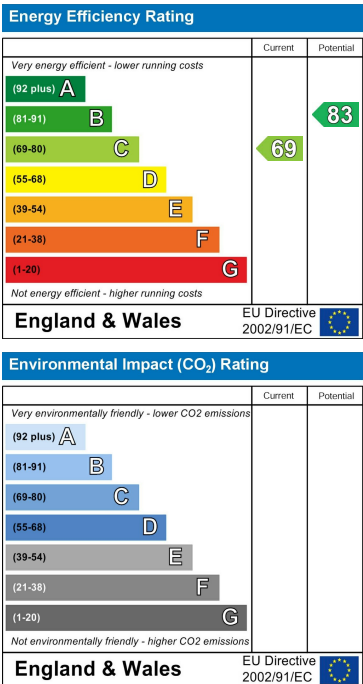
Floor Plan



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.