

# Whitakers

Estate Agents



**88 Woodland Drive, Hull, HU10 7HX**

**£295,000**

**\*\* NO ONWARD CHAIN \*\***

Whitakers Estate agents are pleased to introduce this detached true bungalow which is established on Woodland Drive, within close proximity to the sought after Anlaby village and enjoys close proximity to an abundance of local amenities, good local schools, leisure facilities, and transport links into Hull City Centre. The property is in easy reach of Willerby Shopping Park and Anlaby Retail Park.

Double width gates to the front aspect open to a lawned garden with a side drive that accommodates off-street parking, and leads to a detached double tandem style garage that provides further off street parking.

Upon entering the property, the resident is greeted by the porch opening to the central hallway which leads to all rooms including : spacious lounge, third bedroom / dining room, fitted kitchen with breakfast area, two double bedrooms and a bathroom with separate W.C.

The generously sized rear garden is laid to lawn with a raised planting area, a patio seating area, and enclosed by wooden fencing. The residence also benefits from having a wooden summer house.

Only by viewing will you fully appreciate the full potential this property has to offer.

The accommodation comprises

Front external



Double width gates to the front aspect open to a lawned garden with a side drive that accommodates off-street parking for multiple vehicles and leads to a detached double tandem style garage that provides further off street parking.

Porch

Aluminium double glazed door with side window, and tiled flooring. Wooden glazed door opening to :

Hall

With access to the loft hatch, two built-in storage cupboards, central heating radiator, and carpeted flooring. Leading to :

Lounge 12'11" x 15'11" (3.94 x 4.86 )



Two aluminium framed double glazed windows, central heating radiator, fireplace with marbled inset / hearth and surround, and carpeted flooring.

Bedroom three / dining room 8'0" x 9'8" (2.45 x 2.97 )



Aluminium framed double glazed window, central heating radiator, and carpeted flooring.

Bedroom one 12'0" x 11'10" (3.66 x 3.63 )



Aluminium framed double glazed window, central heating radiator, and carpeted flooring.

Bedroom two 12'11" x 10'0" (3.94 x 3.06 )



Aluminium framed double glazed window, central heating radiator, fitted triple mirrored door wardrobe, and carpeted flooring.

### Kitchen 12'4" x 9'7" (3.78 x 2.94 )



Aluminium double glazed door, tiled flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a dishwasher, and provision for a gas cooker with extractor hood above.

### Breakfast area 6'6" x 7'8" (1.99 x 2.35 )



Aluminium double glazed door, aluminium framed double glazed window, central heating radiator, plumbing for a washing machine, and tiled flooring.

### Bathroom



Aluminium framed double glazed window, fully tiled with carpeted flooring, and furnished with a

two-piece suite comprising panelled bath with dual taps, and pedestal sink with dual taps.

### W.C.



Aluminium framed double glazed window, fully tiled with carpeted flooring, and furnished with a low flush W.C.

### Rear external



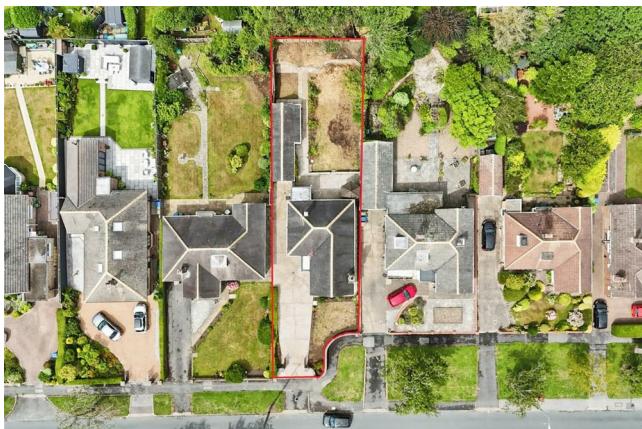
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### Detached Double Tandem Style Garage 33'2" x 11'6" (10.11 x 3.53 )



Electric up-and-over door and personal side door, two windows, connection to lighting / power, and fitted with eye level unit and worktops. The garage can accommodate further off-street parking.

## 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 -

ANL301088000

Council Tax band - D

## EPC rating

EPC rating - E

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 9 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.

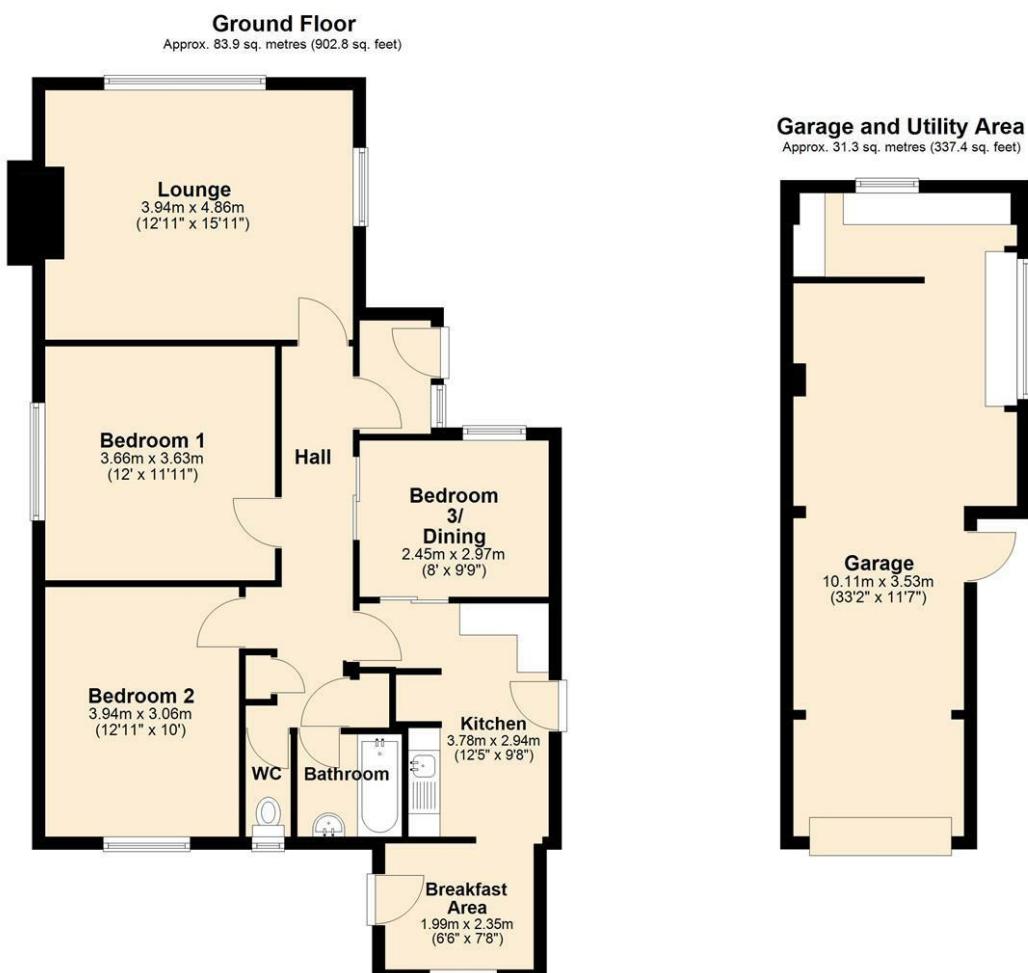
## Free Market Appraisals / Valuations

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

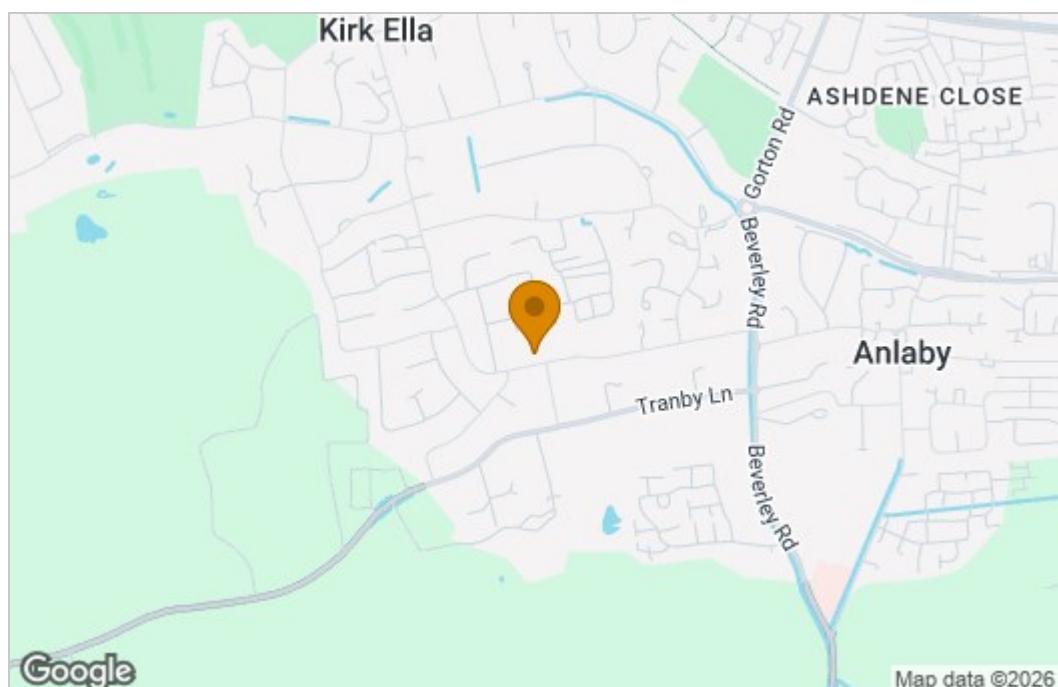
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## Floor Plan

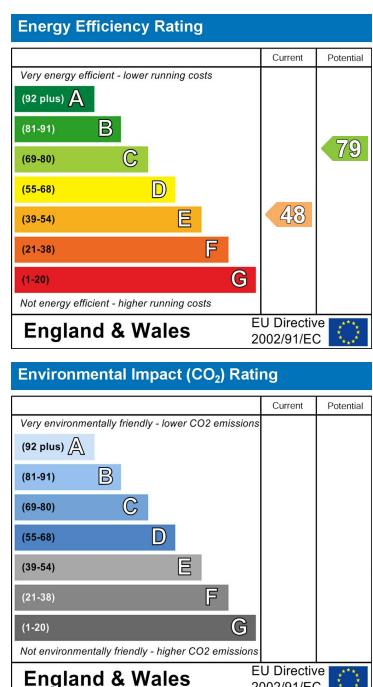


Total area: approx. 115.2 sq. metres (1240.1 sq. feet)

## 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.