

# Whitakers

Estate Agents



## 22 Manor Park, Preston, HU12 8XE

**Offers Over £190,000**

Situated in the sought after the village of Preston and being sold with no onward chain, we are pleased to offer this well presented 3 bedroom detached bungalow to the market.

Located in a quiet location on the ever popular Manor Park development, the property offers versatile accommodation and is well located for local village amenities and briefly comprises: Entrance hallway, lounge, 3 bedrooms, kitchen and family bathroom together with side drive giving parking for multiple vehicles and a detached garage. Also benefitting from a private low maintenance rear garden, UPVC double glazing and gas central heating, early viewing is recommended.

The village of Preston is located just off the A1033 approximately seven miles to the east of Hull and close to the historic town of Hedon. The well regarded South Holderness secondary school is located on the south side of the town together with a local primary school, public houses, local shopping, church and a regular bus service to Hull.

## Property Description

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## Entrance Hallway



UPVC door from side aspect into Entrance hallway with central heating radiator, laminate flooring, useful storage cupboard and access to the roof void with a pull down ladder.

## Lounge 19' x 11' (5.79m x 3.35m)



Upvc double glazed bay window to front aspect, central heating radiator, coved ceiling, laminate flooring, feature fireplace with a marbled back and hearth and a living flame gas fire.

## Kitchen 12'4 x 8'9 (3.76m x 2.67m)



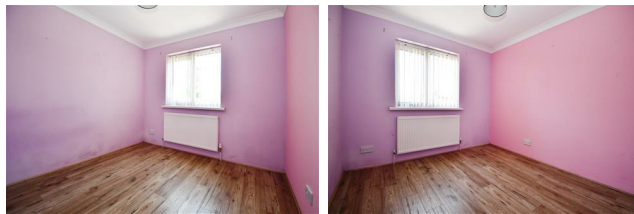
Upvc double glazed entrance door and UPVC window with extractor, central heating radiator, a range of fitted base wall and drawer units, fitted work surfaces, tiled splash backs, single drainer sink unit, 4 ring gas hob with electric oven below and extractor over, plumbing for an automatic washing machine and tiled flooring.

## Bedroom One 11'6 x 10'8 (3.51m x 3.25m)



Upvc double glazed window to rear aspect, central heating radiator, coved ceiling, laminate flooring and fitted wardrobes.

## Bedroom Two 10'3 x 8'9 (3.12m x 2.67m)



Upvc double glazed window to front aspect, central heating radiator, coved ceiling and laminate flooring.

## Bedroom Three 7'4 x 6'8 (2.24m x 2.03m)



Upvc double glazed window to side aspect, central heating radiator, coved ceiling and laminate flooring.

### Bathroom 7'3 x 5'4 (2.21m x 1.63m)



Upvc double glazed window to side aspect, fully tiled and fitted with a three piece suite comprising panelled bath with a mixer shower, vanity wash basin and a concealed cistern low flush WC, laminate flooring and a bathroom cabinet.

### Outside



To the front of the property there is a gravelled garden which extends to the side driveway with double gates leading to the garage and giving parking for multiple vehicle. At the rear of the property there is a paved patio, gravelled and lawned garden with well stocked borders and fencing to the surround giving a good degree of privacy.

### Garage

Brick detached garage with an up and over door, side access door, power and lighting, eaves storage space.

### Tenure

The property is freehold

### Council Tax

Council Tax band C

East Riding of Yorkshire Council

### EPC

EPC rating D

### 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 sales 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.

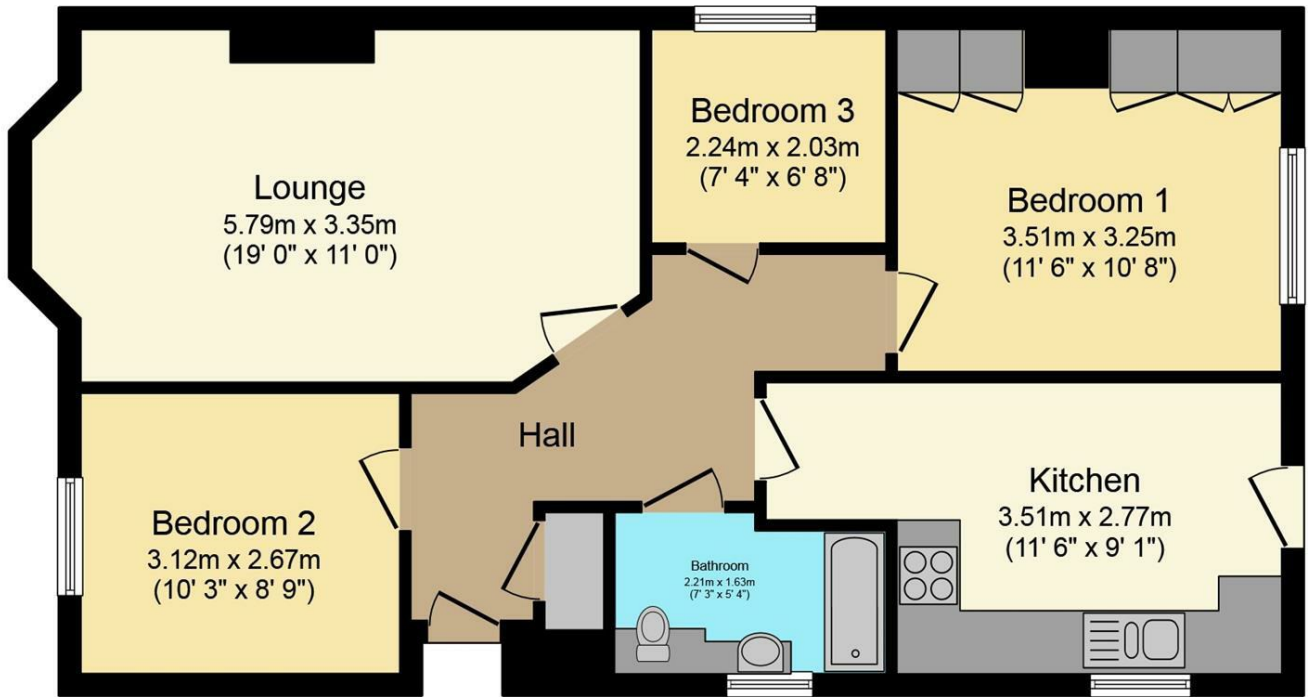
### Free Market Appraisals/Valuations

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



## Floor Plan

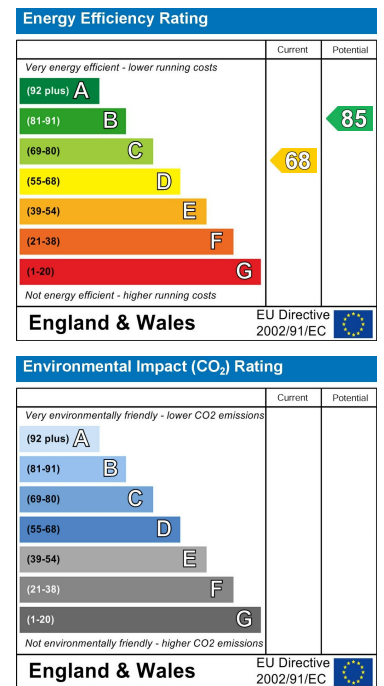
Total floor area 70.1 m<sup>2</sup> (754 sq.ft.) approx

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

# 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.

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