

# Whitakers

Estate Agents



## 14 Ferryman Park, Hull, HU12 8PS

**Offers Around £180,000**

Whitakers are delighted to bring this immaculately presented 2 bedroom detached TRUE bungalow to the market!

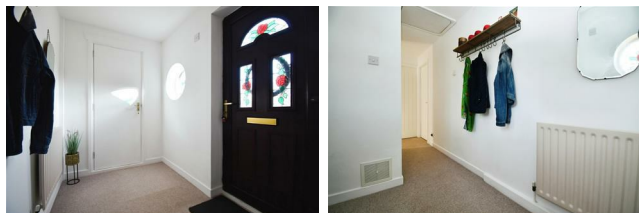
Having undergone a comprehensive programme of refurbishment by the current owners to a very exacting standard including new kitchen, bathroom, floorings and central heating system together with landscaped gardens and driveway, the property represents an outstanding opportunity for the discerning buyer to purchase a most spacious home in true "move in" condition!

Ideally situated on a quiet cul-de-sac in the ever popular village of Paull, the property briefly comprises; Spacious entrance hallway, lounge, kitchen, two double bedrooms and a bathroom together with an integral garage with inter connecting door.

Also benefitting from Landscaped gardens front and rear, driveway parking for several vehicles together with recently installed gas central heating and UPVC double glazing throughout, the property really does need to be viewed to fully appreciate the quality of the accommodation on offer!

The accommodation comprises

#### Entrance Hallway



Composite front door into spacious entrance hallway with carpeted flooring, central heating radiator, portal style window to front aspect and internal door into garage.

#### Lounge 17'4 x 10'7 (5.28m x 3.23m)



Generously sized lounge with carpeted flooring, central heating radiator and UPVC window to front aspect.

#### Kitchen 8'2 x 7'7 (2.49m x 2.31m)



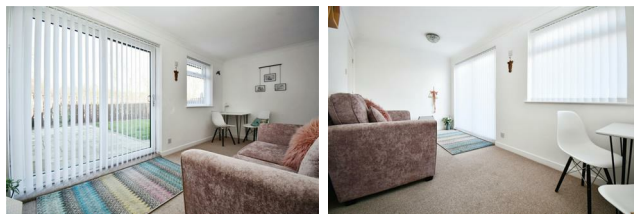
Recently installed modern kitchen with a range of cream shaker style base and wall units and contrasting work surfaces. 4 ring halogen hob with extractor hood over and electric fan oven below. Stainless steel 1 1/4 bowl sink/drainer with mixer taps over, space for under counter refrigerator, vinyl flooring and UPVC window to front aspect.

#### Bedroom One 10'1 x 10'7 (3.07m x 3.23m)



Double bedroom with fitted wardrobes to one wall, carpeted flooring, central heating and UPVC window to rear aspect.

#### Bedroom Two 7'9 x 15'7 (2.36m x 4.75m)



Second double bedroom with carpeted flooring, central heating and UPVC window and Patio doors to rear garden.

#### Bathroom 8'9 x 4'7 (2.67m x 1.40m)



Freshly installed bathroom featuring panel bath with mixer tap/shower attachment, low flush wc and hand wash basin with vanity unit. Ladder effect chrome towel rail, vinyl flooring, majority tiled walls and UPVC window.

#### Garage

Integral garage with internal fire door into entrance hall. Plumbing for automatic washing machine and ample space for freezer and other appliances together with UPVC door and window to rear aspect..

#### Outside



The property has been professionally landscaped front and rear. To the front there is a low maintenance artificial lawned garden with fencing to perimeters leading to the large driveway which is laid to aggregate and gives ample parking for several vehicles. Gate access leads to a private enclosed rear garden with large paved patio area housing a summer house with ample space for seating which leads to the lawn with slate chipped borders. Fencing to perimeters gives a good level of privacy.

#### Tenure

The property is Freehold.

#### Council Tax

Council Tax band B

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.

#### Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

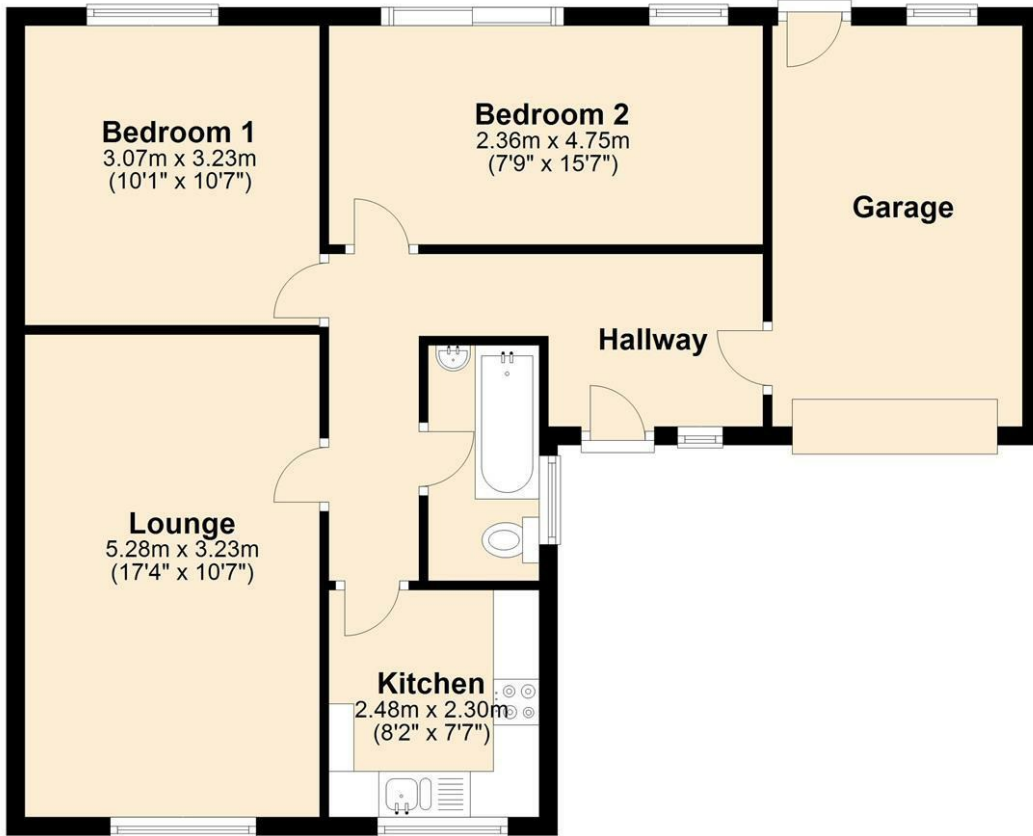
Planning - Whilst there are planning applications in the area, non are specific to area

#### 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.

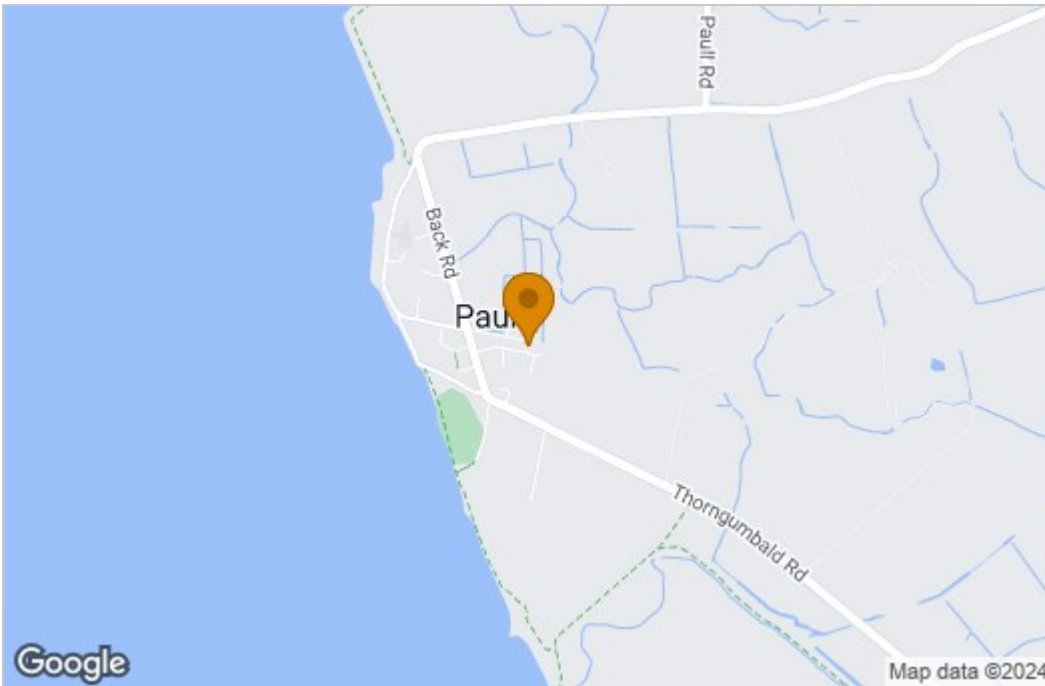
# Floor Plan

## Ground Floor

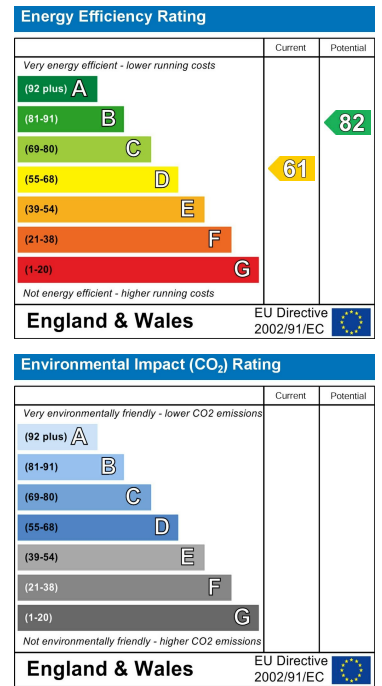


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.