

# Whitakers

Estate Agents



**22 Marritt Way, Hull, HU12 9SA**

**Offers Around £120,000**

Situated in the popular village of Keyingham, we are pleased to offer this 2 bedroom semi detached true bungalow to the market.

Being sold chain free and In need of a degree of modernisation and improvement but with ample potential for further development, the property briefly comprises Lounge, Kitchen, two bedrooms and a family bathroom whilst externally there are front and rear gardens. side drive and a detached garage. Benefits with gas central heating and UPVC double glazing, the property represents an excellent opportunity for a variety of purchasers and early viewing is advised.

The village of Keyingham lies approximately eight miles to the east of Hull City Centre and offers a good array of local shops, public transportation and leisure facilities, link roads to nearby East Hull villages.

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#### Front External



#### Entrance

UPVC Double Glazed door from side of the property into kitchen.

Kitchen 12'11 x 10'5 (3.94m x 3.18m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with electric oven under and extractor over. Plumbing for automatic washing machine and space for under counter appliance, separate extractor fan, central heating radiator and vinyl flooring. UPVC door to side and UPVC windows to side and front aspect

Lounge 15'10 x 10'10 (4.83m x 3.30m)



Sliding door to lounge with carpeted flooring, open fireplace, central heating radiator and UPVC window to front aspect.

#### Hallway

Carpeted hallway giving access to bedrooms, bathrooms and storage cupboard.

Bedroom One 13' (to rear of wardrobes) x 10'2 (3.96m (to rear of wardrobes) x 3.10m)



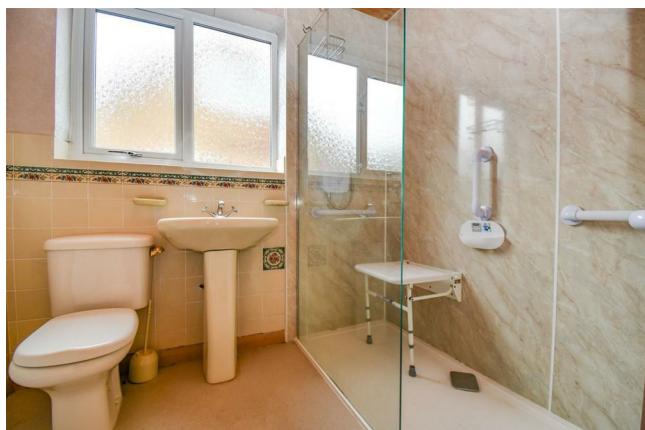
Carpeted flooring, built in wardrobes, UPVC window to rear aspect and central heating radiator.

Bedroom Two 11'2 x 8'1 (3.40m x 2.46m)



Carpeted flooring, UPVC window to rear aspect, central heating radiator and storage cupboard.

### Bathroom 7'9 x 7'5 (2.36m x 2.26m)



Walk in panelled double shower unit with electric shower and glass screen, low flush wc, pedestal sink and UPVC window to side aspect. Half tiled walls, extractor fan, central heating radiator and storage area.

### Outside



To the front of the property there is a lawn with borders featuring a range of mature plants and trees. Block paved side drive with gates down to garage and rear of the property. To the rear of the property is an enclosed garden with lawn and paved area to the rear with greenhouse and shed. Fencing and hedges to the perimeters and single detached garage.

### Garage

There is a single detached garage with up and over door and window and door to side.

### Tenure

The property is freehold

### Council Tax

Council Tax band B

East Riding of Yorkshire Council

### 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.

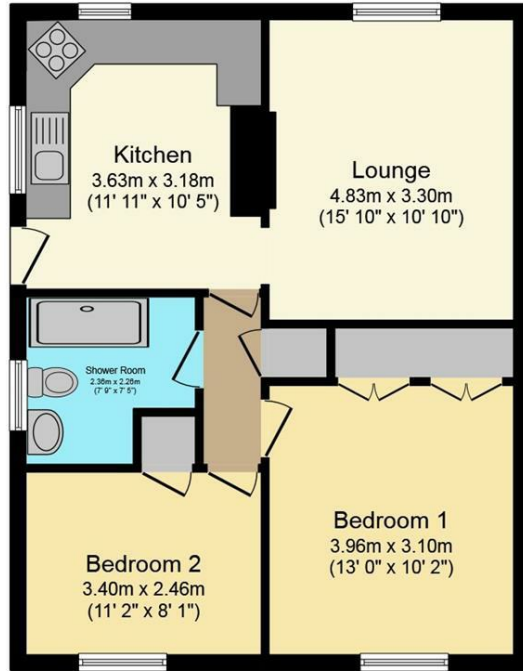
### Free Market Appraisals/Valuations

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

Floor area 56.3 sq.m. (606 sq.ft.) approx

Total floor area 56.3 sq.m. (606 sq.ft.) approx

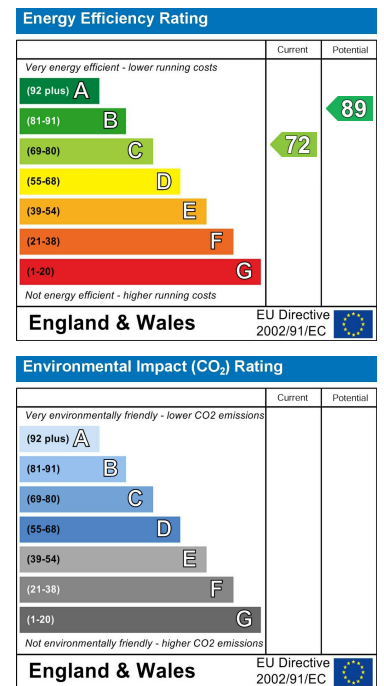
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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# 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.