

Whitakers

Estate Agents



392 Main Road, Wyton, HU11 4DH

Offers Around £250,000

This immaculately presented 2 bedroomed semi-detached TRUE bungalow is available to purchase with NO ONWARD CHAIN!

This much loved family home offers spacious and flexible accommodation in a most sought after and popular village location. Close to local shops and amenities and enjoying excellent transport links into Hull and out to the East Yorkshire villages, this represents a rare opportunity for the discerning purchaser as properties of this standard rarely become available!

Standing on an impressive plot with extensive gardens to the front and rear, the property briefly comprises; front porch, spacious and welcoming entrance hallway, sitting room, lounge, modern fitted kitchen, two double bedrooms, bathroom and separate wc, the property has the additional benefit of a loft room accessed via a drop down wooden staircase to the entrance hallway.

Having the additional benefit of lovely mature front and rear gardens, private side driveway and detached garage together with gas central heating and UPVC double glazing throughout, internal viewing is essential to fully appreciate the standard of accommodation!

The Accommodation Comprises

Front Porch

UPVC French doors into entrance porch with tiled floor and UPVC door into entrance hallway.

Entrance Hallway



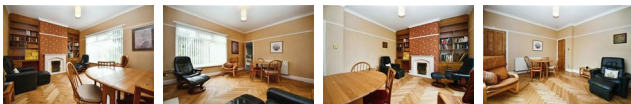
Spacious and welcoming entrance hallway with engineered wood flooring, central heating radiator and drop down staircase access to loft room.

Sitting Room 14'5 x 10'11 (4.39m x 3.33m)



With UPVC square bay window to front aspect, carpeted flooring, feature fireplace with inset living flame gas fire and central heating radiator.

Lounge 12'4 x 15'2 (3.76m x 4.62m)



Engineered wood flooring, UPVC window to rear aspect, feature fireplace with inset living flame gas fire and central heating radiator.

Kitchen 13'6 x 11'3 (4.11m x 3.43m)



Modern fitted kitchen with a range of wall, base and tower units, contrasting work surfaces and splashbacks. 5 ring gas hob with extractor over and integrated mid level electric fan oven and microwave. Ceramic sink/drainers with mixer taps over, integrated washing machine and wine cooler and space for fridge freezer. Tiled flooring, built in storage cupboard, UPVC door and window to rear garden.

Bedroom One 11'11 x 11'5 (3.63m x 3.48m)



With carpeted flooring, UPVC window to front aspect, central heating radiator and fitted wardrobes to one wall.

Bedroom Two 8'11 x 11'11 (2.72m x 3.63m)



With carpeted flooring, UPVC window to side aspect and central heating radiator.

Bathroom 7'9 x 5'5 (2.36m x 1.65m)



Bath with mains shower over and pedestal hand wash basin. Chrome ladder effect heated towel rail, tiling to walls and flooring, storage cupboard, extractor fan and UPVC window to side aspect.

Separate wc 4'8 x 2'6 (1.42m x 0.76m)



With low flush wc, tiled flooring, half tiled walls and UPVC window to side aspect.

Loft Room 11'4 x 11'7 (3.45m x 3.53m)



Drop down wooden staircase in Entrance Hallway to spacious loft room with carpeted flooring, central heating radiator, UPVC window to rear aspect, fitted units and eaves storage.

Outside



To the front of the property is a lovely mature garden with an array of mature plants, trees and shrubs and an extensive private driveway leading to the detached garage and providing off road parking for multiple vehicles. Gate access leads to the charming and extensive rear garden, well populated with a further varied array of plants trees and shrubs with lawn and paved patio areas whilst perimeter fencing gives a good degree of privacy.

Garage

The detached garage is accessed via the private side driveway with up and over door and electric supply

Tenure

The property is Freehold

Council Tax

Council Tax band C

East Riding of Yorkshire Council

EPC

Awaited

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 - No Risk

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

Broadband - Basic 20 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

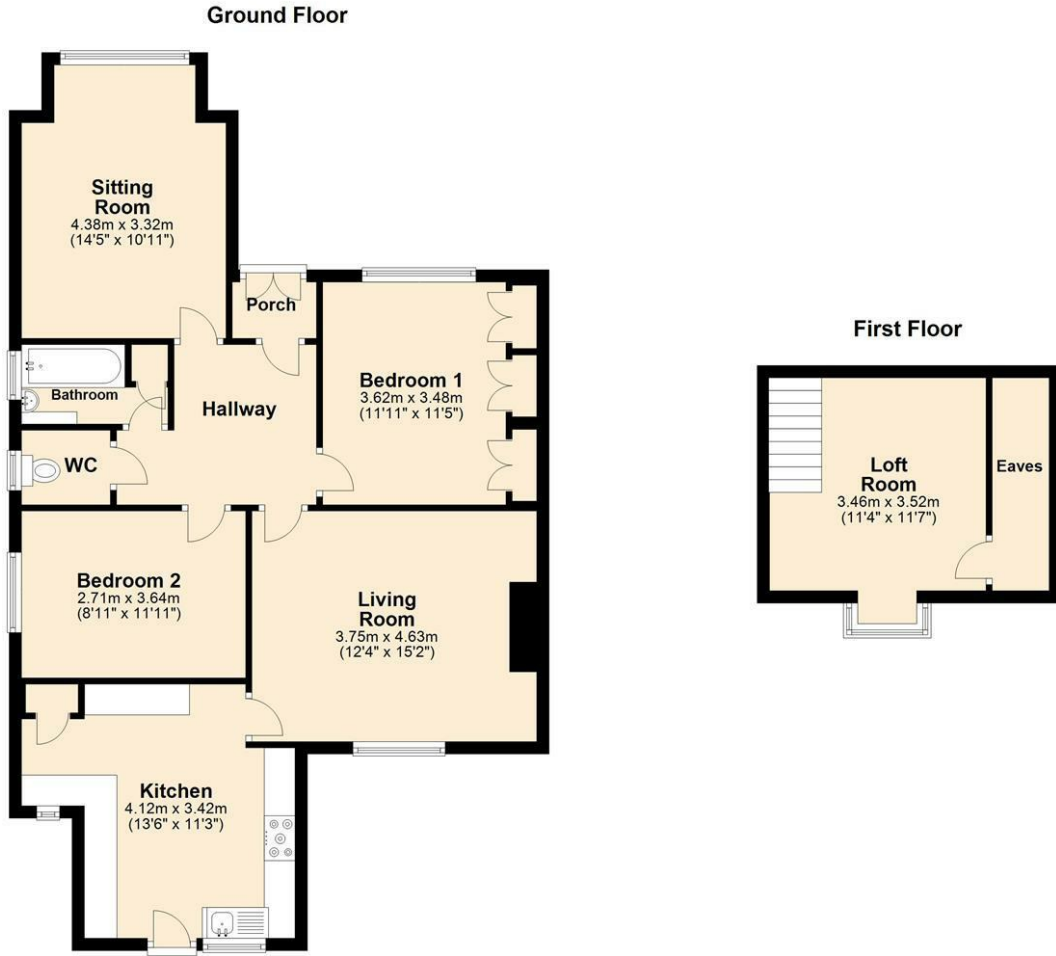
Coalfield or Mining Area - No

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

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

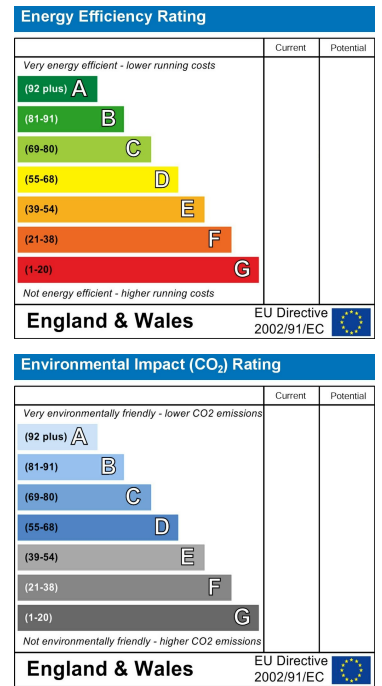


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.