

# Whitakers

Estate Agents



## 34 Rectory Lane, HU12 8UE

**Offers Around £149,950**

Whitakers are delighted to bring this deceptively spacious charming character cottage to the market!

Ideally positioned in the heart of Preston village, with amenities and sought after schools a short stroll away together with excellent local transport links, the property is available in "move-in" condition!

Beautifully presented throughout with spacious private rear garden, the property is ideal for the 1st time buyer or downsizer looking for the peaceful village lifestyle!

Briefly comprising; Lounge with log burner and 'cottage style' kitchen with separate dining area to the ground floor whilst to the 1st floor there are two generous bedrooms and the bathroom!

Also benefitting from gas central heating and UPVC glazing, internal viewing is recommended!



## Entrance

Composite entrance door into...

Lounge 12'10" x 11'6" (3.91m x 3.51m)



Cosy and welcoming lounge with log burner, uPVC double glazed window and radiator.

Kitchen 13' x 8'3" (3.96m x 2.51m)



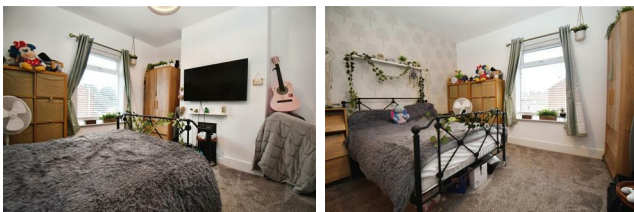
Cottage style kitchen with a range of fitted wall and base units, contrasting work surfaces and splashbacks. Four plate induction hob with extractor over and fan oven below, stainless sink/drainer with mixer taps and plumbing for an automatic washing machine. uPVC double glazed window to rear, stairs to the first floor, tiled flooring and central heating radiator. Opens through into.....

Dining Area 7'10" x 6'5" (2.39m x 1.96m)



With uPVC double glazed French doors to the rear garden, breakfast bar, tiled flooring and central heating radiator.

Bedroom One 12'10" x 11'6" (3.91m x 3.51m)



Spacious double bedroom with feature cast fireplace, carpeted flooring, central heating

radiator and uPVC double glazed window to front aspect.

Bedroom Two 8' x 7'7" (2.44m x 2.31m)



Spacious second bedroom with carpeted flooring, central heating radiator and uPVC double glazed window to rear.

Bathroom 7'8" x 6'10" (2.34m x 2.08m)



White suite comprising of a panel bath with mixer tap shower over and fitted shower screen, low level wc and pedestal hand wash basin, wall tiling to water sensitive areas, tiled floor, storage cupboard, uPVC double glazed window to rear and central heating radiator.

## Outside



To the rear of the cottage there is charming, extremely spacious private garden laid majority to lawn with front and rear patio's, additional seating areas and storage shed. Open outlook to the rear, fencing to perimeters and side access gate.

## Tenure

The property is Freehold

## Council Tax

Council Tax band A

East Riding Of Yorkshire Council

## EPC

### 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 - Preston

Flood Risk - No Risk

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

Broadband - Basic 8 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

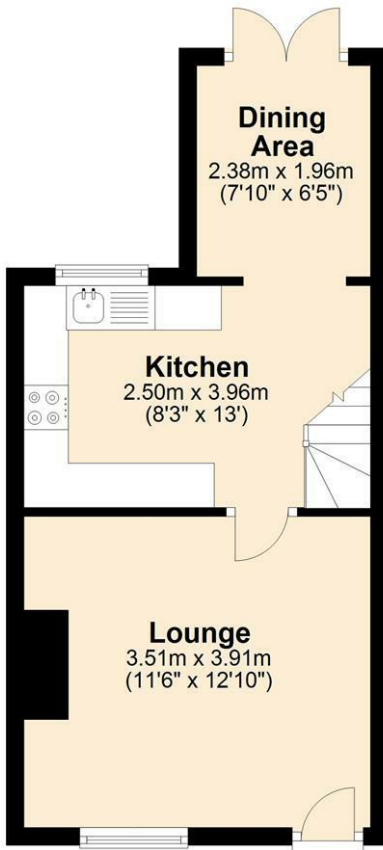
Planning - None specific to the property

### 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

## Ground Floor

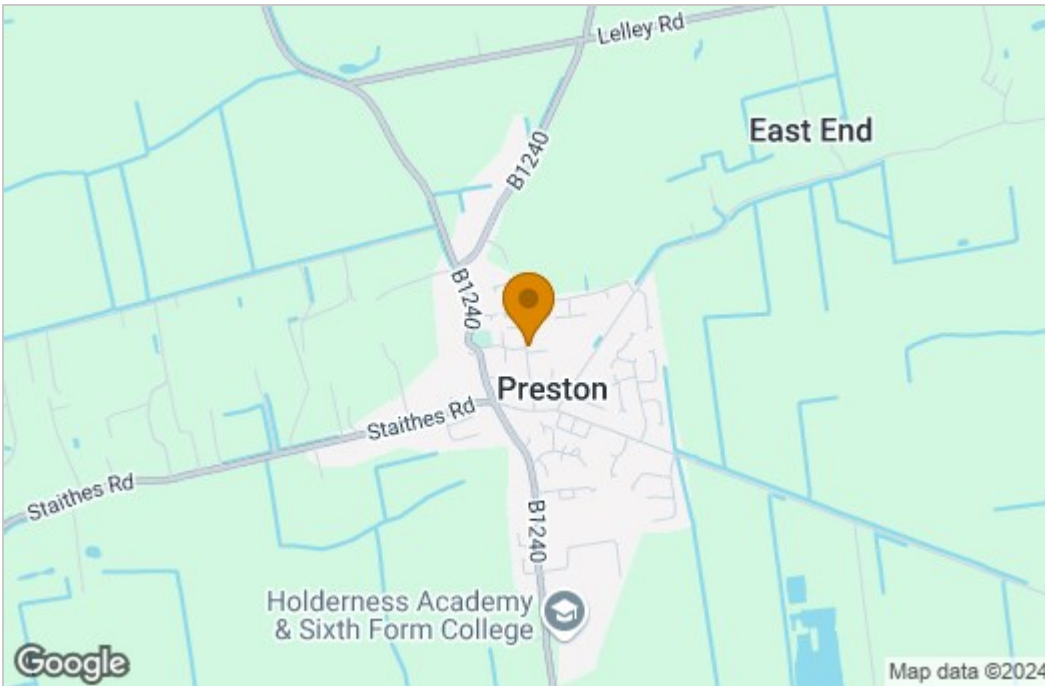


## First Floor

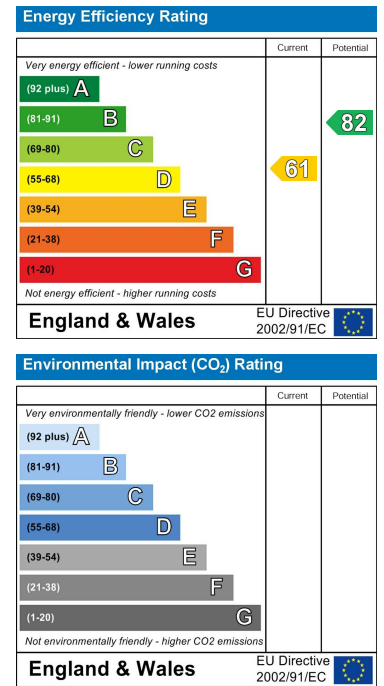


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.