

Whitakers

Estate Agents



22 Beech Lawn, Hull, HU10 7BN

£285,000

**** NO ONWARD CHAIN ****

Whitakers Estate Agents are pleased to introduce this detached true bungalow, occupying a generous plot upon the highly regarded Beech Lawn within the ever-popular village of Anlaby. Ideally positioned within easy reach of a wealth of local amenities, well-regarded transport links and the Haltemprice Leisure Centre with its adjoining playing fields, the property is perfectly suited to those seeking the convenience of single-storey living, whether downsizing, retiring or simply looking for a home within a well-established residential setting. Alternatively, the property could have the potential of expansion subject to seeking relevant planning permission.

Externally to the front aspect, a generous driveway provides ample off-street parking and extends down the side of the property towards the large detached garage. Mature boundary hedging and decorative planting complement the frontage, while gated access leads to the entrance and rear garden.

Upon entry, the resident is greeted by a welcoming hallway incorporating useful built-in storage and access to the loft. The accommodation comprises a naturally light lounge enhanced by a feature bay window and fireplace, a fitted kitchen opening into a breakfast area ideal for everyday living, two well-proportioned bedrooms, both benefiting from fitted storage, and a bathroom furnished with a three-piece suite.

The accommodation comprises

Front external



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Hallway

UPVC double glazed door, central heating radiator, built-in storage cupboard, access to the loft hatch, and laminate flooring. Leading to :

Lounge 12'11" x 11'5" maximum (3.95 x 3.48 maximum)



UPVC double glazed bay and side window, central heating radiator, feature fireplace, and laminate flooring.

Kitchen / breakfast room 21'7" x 10'7" (6.58 x 3.25)



Kitchen



UPVC double glazed door and windows, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher, and provision for a gas cooker with extractor hood above.

Breakfast area



UPVC double glazed window, central heating radiator, and laminate flooring.

Bedroom one 11'10" x 10'9" (3.61 x 3.28)



UPVC double glazed window, central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom two 12'7" x 7'11" (3.84 x 2.43)



UPVC double glazed window, central heating radiator, fitted wardrobes and cupboards, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled with vinyl flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and electric shower, pedestal sink with dual taps, and low flush W.C.

Rear external

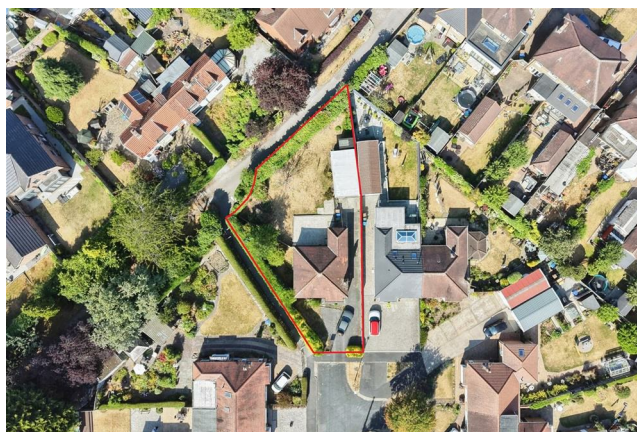


The enclosed rear garden is predominantly laid to lawn and enjoys a good degree of privacy, courtesy of mature boundary hedging and established planting. A substantial paved patio extends across the rear of the bungalow, providing an excellent seating and entertaining area, whilst the detached garage is positioned to the rear of the plot and accessed via the side driveway.

Garage



Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - ANL012022000
Council Tax band - D

EPC rating

EPC rating - TBC

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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.

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.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements

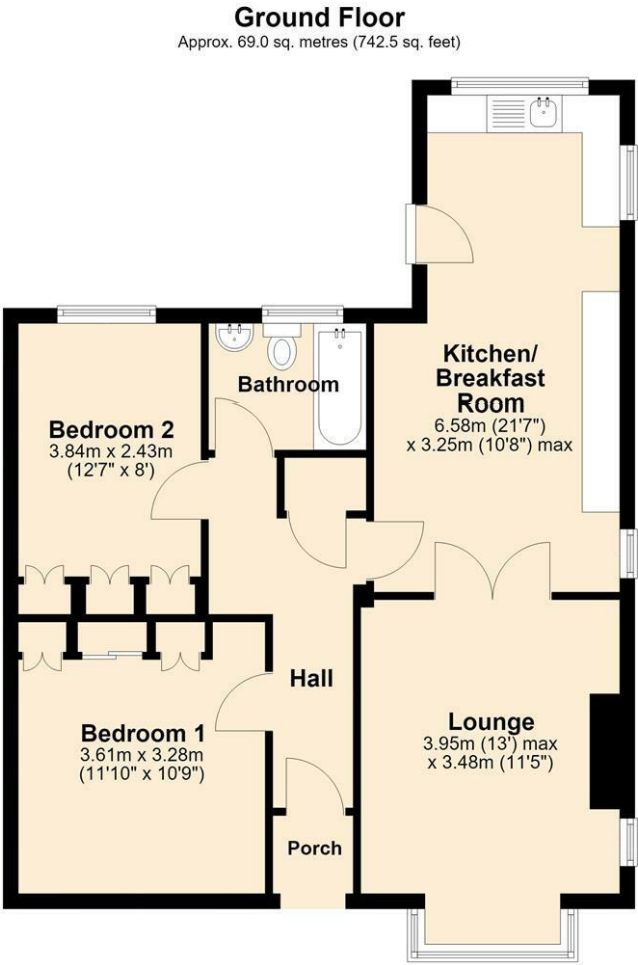
and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

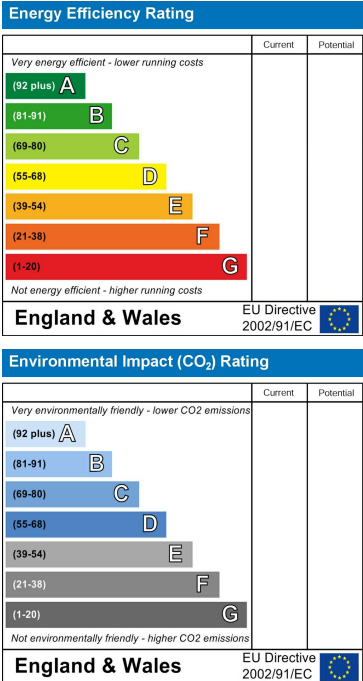


Total area: approx. 69.0 sq. metres (742.5 sq. feet)

Area Map



Energy Efficiency Graph



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