

Whitakers

Estate Agents



2 Chichester Bungalows, Hull, HU11 4PF

£170,000

Set in the sought after village of Sproatley is this Charming Semi Detached True Bungalow enjoys an elevated position adorned with mature trees and shrubbery.

The accommodation includes: a welcoming HALLWAY inviting you in to view with doors opening to the cosy LIVING ROOM and BEDROOM ONE, both with walk in bay windows to the front of the property overlooking the gardens. There is a WET/ SHOWER ROOM and a further BEDROOM TWO. There is a comfortable DINING/ SITTING ROOM, adjoining the KITCHEN and a CONSERVATORY, creating a lovely area for entertaining family & friends.

Outside there is a delightful rear garden, mainly laid to lawn with beautiful mature trees and shrubbery, a lovely outdoor space for all to enjoy.

The village is well catered for with a well stocked village shop including post office. Two public houses, a village hall and church. There are lovely countryside walks around the village and onto the Burton Constable Estate and holiday park. The walkway behind the village church takes you out to open fields and farm lands, perfect for walking the pooch or just to take in the evenings after a long day!

For Sale with NO ONWARD CHAIN, VIEWING IS AN ABSOLUTE MUST!

Entrance & Hallway

Steps lead up to the front entrance door, opening to welcome you in to view this charming bungalow.

Living Room 10'11" x 11'10" (3.35 x 3.61)



A cosy living room with feature fireplace and walk in bay window to the front elevation. Laminate flooring and radiator.

Bedroom One 12'1" x 10'3" (3.70 x 3.13)



A double bedroom with walk in bay window to front elevation, radiator and vinyl flooring.

Sitting/ Dining Room 14'9" x 11'5" (4.52 x 3.50)



A comfortable sitting/ dining room, adjoining the kitchen, creating a lovely space for entertaining

family & friends. Feature fireplace and two useful storage cupboards. Window and radiator. Doors open to bedroom two and the wet room.

Kitchen 15'1" x 7'10" (4.61 x 2.41)



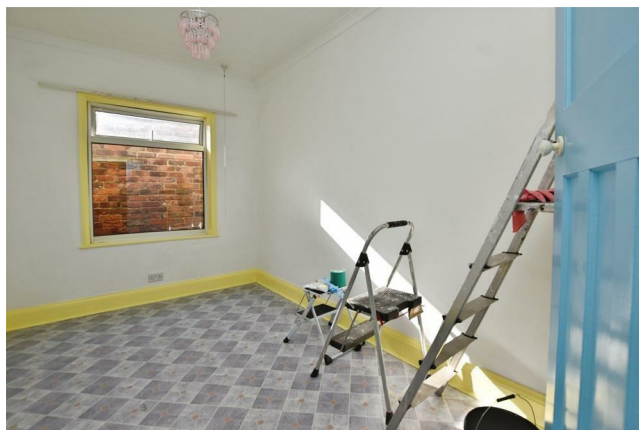
A range of base units incorporating the sink unit. Plumbed for automatic washing machine, wall mounted boiler and space for cooker. Three windows, tiled floor and a door opening to the conservatory.

Conservatory 14'10" x 7'3" (4.54 x 2.21)



Part brick with polycarbonate roof. Windows to rear and side elevation with a door opening to the rear garden.

Bedroom Two 12'1" x 7'10" (3.69 x 2.40)



A single bedroom with double glazed window and radiator.

Shower/Wet 12'1" x 4'3" (3.69 x 1.30)



Tiling to splashbacks and resin flooring. Low level W.C. , wash basin and shower, Double glazed obscure window and radiator.

Garden



Adorned with mature trees and shrubbery the rear garden is mainly laid to lawn with stepping stones taking you down to the timber summer house and garden shed, a lovely outdoor space to be enjoyed by all.

Village Church

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band B

EPC Rating

EPC Rating to be confirmed

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 - the 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.

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 sale 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 under tiled roof

Conservation Area - Sproatley

Flood Risk - Very Low

Mobile Coverage / Signal - O2 good/ Vodafone/ Three & EE all okay

Broadband - Ultrafast 1000 Mbps

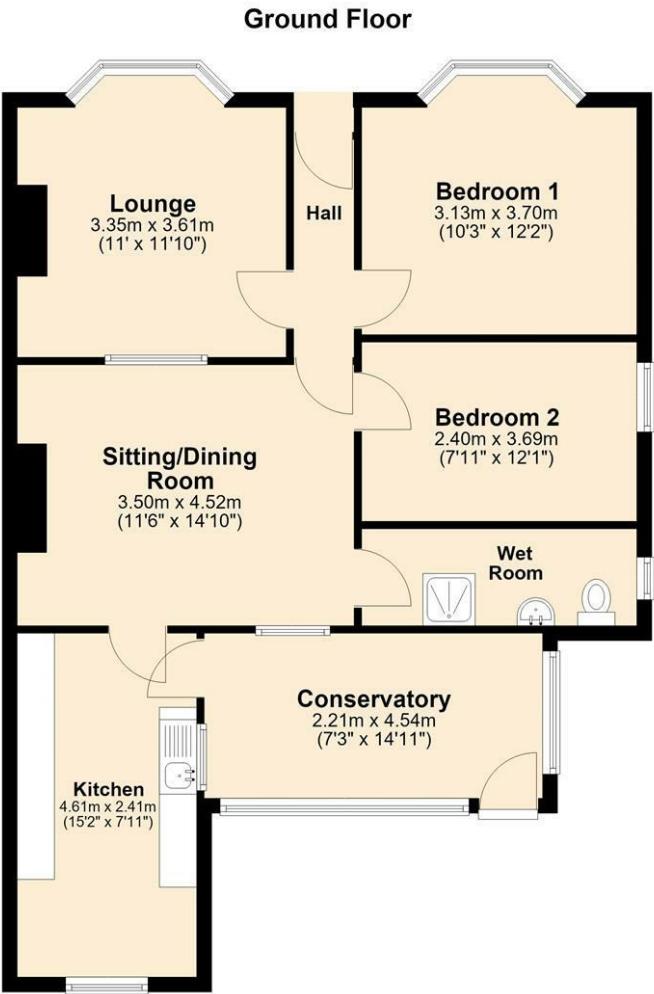
Coastal Erosion - No

Coalfield or Mining Area - No

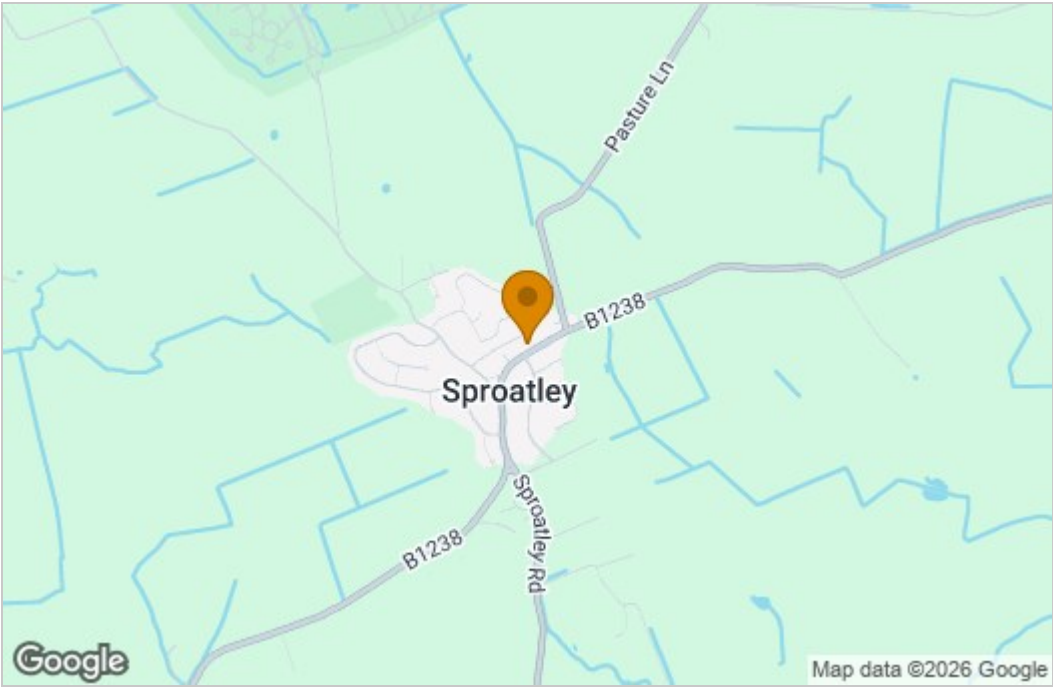
Whitakers Estate Agent Declaration.

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.

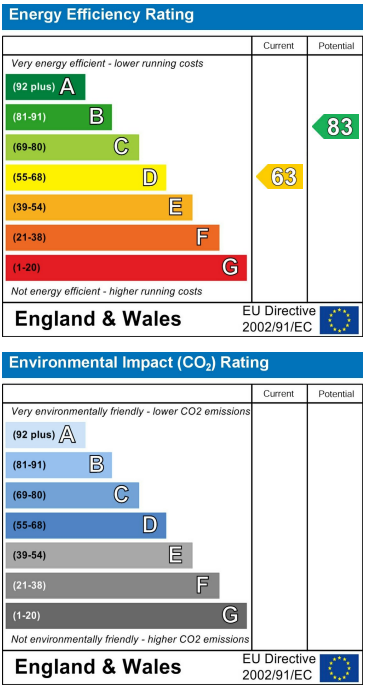
Floor Plan



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.