

# Whitakers

Estate Agents



**33 Park Road, Brough, HU15 1NW**

**Asking Price £290,000**

**\*\* NO ONWARD CHAIN \*\***

Whitakers Estate Agents are pleased to introduce this neatly presented detached dormer bungalow. It is established on a residential location within the picturesque Welton village that backs onto a wooded area and, as such, offers a high degree of privacy.

The internal layout briefly comprises : entrance hall with French doors to the rear, lounge, sitting room / bedroom three, bathroom, kitchen an utility room incorporating a cloakroom.

The first floor boasts a large landing space, a master bedroom with en-suite, and a second double bedroom.

Externally the property occupies a generously sized corner plot with gardens extending across three aspects and a side drive with double width garage.



The accommodation comprises

Ground floor

Hallway

UPVC double glazed entrance door, UPVC double glazed French doors to the rear garden with side windows, two central heating radiators, and laminate flooring. Leading to :

Lounge 13'10" x 20'3" (4.24 x 6.19 )



UPVC double glazed French doors, UPVC double glazed window, central heating radiator, fireplace with exposed brick surround, and carpeted flooring.

Sitting room / bedroom three 18'3" x 10'7" (5.58 x 3.24 )



UPVC double glazed French doors with side windows, central heating radiator, and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled with tile effect laminate flooring, and furnished with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with mixer shower, vanity sink with mixer tap, and low flush W.C.

Kitchen / dining room 27'0" x 12'7" (8.23 x 3.86 )



Two UPVC double glazed windows, central heating radiator, built-in storage cupboard, tile effect laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, integrated dish washer, and provision for a gas cooker.

Utility room

UPVC double glazed door, tile effect laminate flooring and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and plumbing for a washer / dryer.

Cloakroom

UPVC double glazed window, central heating radiator, partly tiled with tile effect laminate flooring, and furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

First floor

### Landing

Two roof style windows, storage in the eaves, and laminate flooring. Leading to :

Bedroom one 14'11" x 13'3" (4.55 x 4.04 )



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

### En-suite



UPVC double glazed window, central heating radiator, fully tiled with laminate flooring, and furnished with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with mixer shower, vanity sink with mixer tap, and low flush W.C.

Bedroom two 13'10" x 13'3" maximum (4.22 x 4.06 maximum )



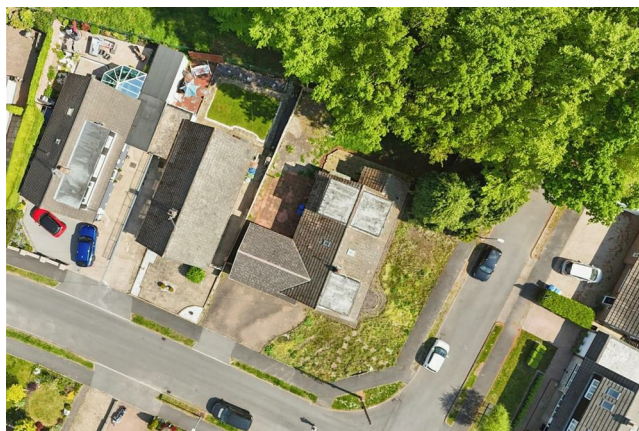
UPVC double glazed window, central heating radiator, and carpeted flooring.

### External



Externally the property occupies a generously sized corner plot with gardens extending across three aspects - to the front there is a paved drive way which leads to the garage, and to the right hand side, a garden extends to the back. Gates on either side open to the rear garden which is mainly laid to lawn with gravelled and patio seating areas. The residence also benefits from having a wooden storage shed, an outside tap, and power sockets.

### Aerial view of the property





#### Land boundary



#### Tenure

The property is held under Freehold tenureship

#### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WEL088033000

Council Tax band - E

#### EPC rating

EPC rating - D

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

#### 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.

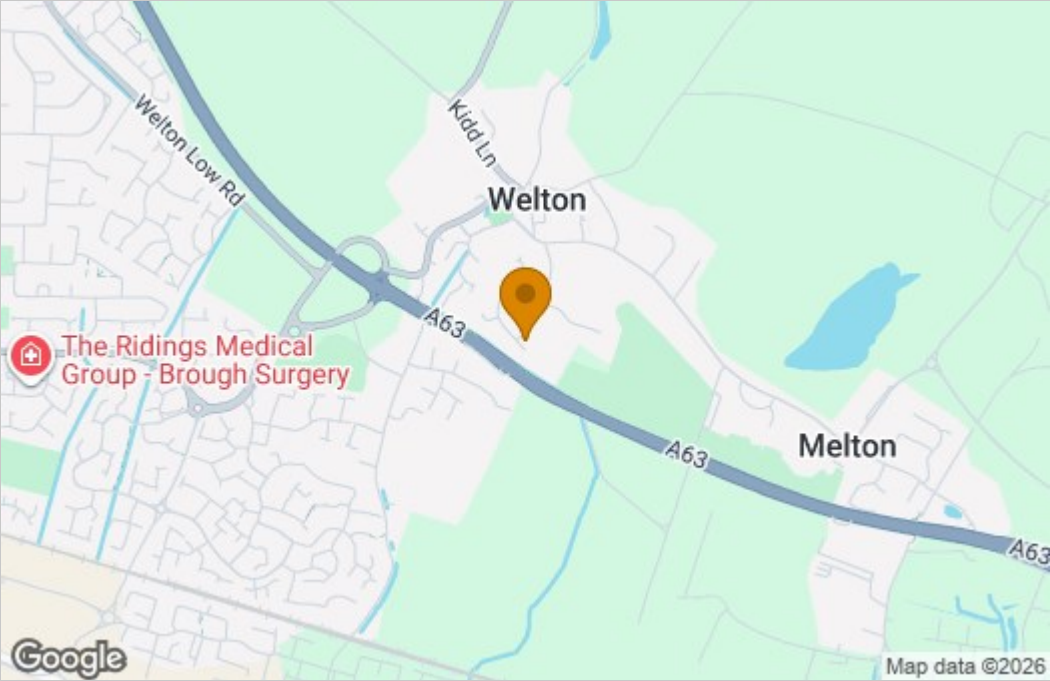
#### Whitakers Estate Agent Declaration

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.

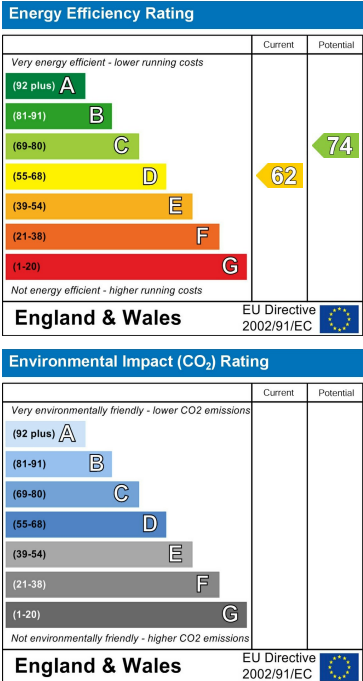
Floor Plan



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.