



## 11 Watkinson Close, Preston, HU12 8UF

**Offers In The Region Of £140,000**

Situated in the popular Holderness village of Preston with good transport links to the Hull City centre, the market town of Hedon and the East coast, this extended modern style semi detached bungalow is an ideal opportunity for the purchaser looking to down size.

The property briefly comprises entrance hall, lounge, fitted kitchen through to a dining area, conservatory, two bedrooms and a bathroom and has gas central heating to radiators and double glazing. Set within pleasant gardens with a side driveway, the property enjoys a position at the bottom of a quiet cul-de-sac with an open aspect to the side and further enquiries in order to view are encouraged.

## Entrance Hall

"L" shaped with a radiator and giving access to:

Lounge 17'6" x 10'2" (5.35 x 3.10)



French Doors to the rear aspect which give access to the conservatory. Adam style fire surround with onyx effect back and hearth incorporating an inset pebble effect gas fire and there is a radiator.

## Lounge Feature



Kitchen 9'4" x 8'8" (2.85 x 2.65)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. Partially tiled walls, laminate flooring, plumbing for an automatic washing machine and integrated appliances include a for ring gas hob and an over head extractor canopy Opens to:

Dining Area 9'6" x 6'2" (2.90 x 1.90)

Laminate flooring continues, window to the side aspect and a radiator.

Bedroom One 11'11" x 9'10" (3.65 x 3.00)



An extensive range of fitted wardrobes with

drawer unit and bedside cabinets. Window to the front aspect and a radiator.

Bedroom Two 8'9" x 8'8" (2.67 x 2.65)



Bow window to the front aspect and a radiator

## Shower Room



Having a "Rainshower" unit within a wall to wall independent enclosure, a low level wc and a wash hand basin with a pedestal. The walls and floor are tiled and there is a radiator Check

## Gardens



To the front of the property is a garden which is laid to decorative aggregates and has a wrought iron fence to the front and side perimeter. To the rear is an enclosed garden which is laid to artificial lawn with stocked flower beds and has a greenhouse and a garden storraage shed.

## Off Street Parking

Via wrought iron gates there is a side driveway which may accommodate two vehicles.

## Tenure

This property is freehold

## Council Tax

East Riding of Yorkshire Council - band B

## 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 under a tiled roof

Conservation Area - No

Flood Risk -Low

Mobile Coverage/Signal - EE, Vodafone Three and O2

Broadband - Basic 7Mbps Ultrafast 1000Mbps

Coastal Erosion -No

Coalfield or Mining Area -No

Planning -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.

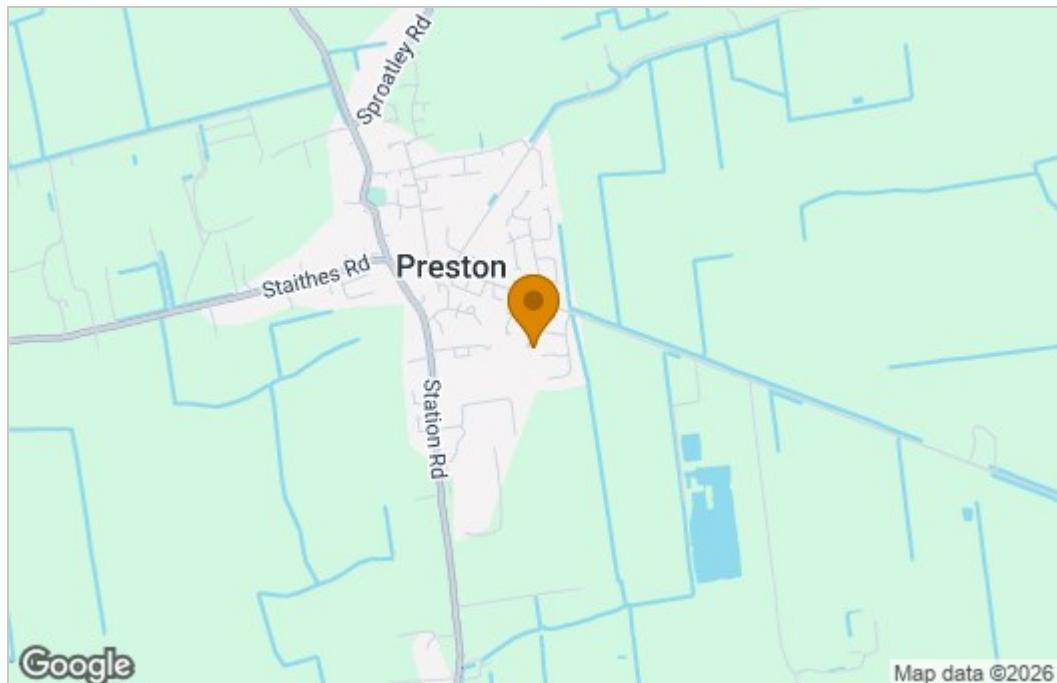
## Floor Plan

### Ground Floor

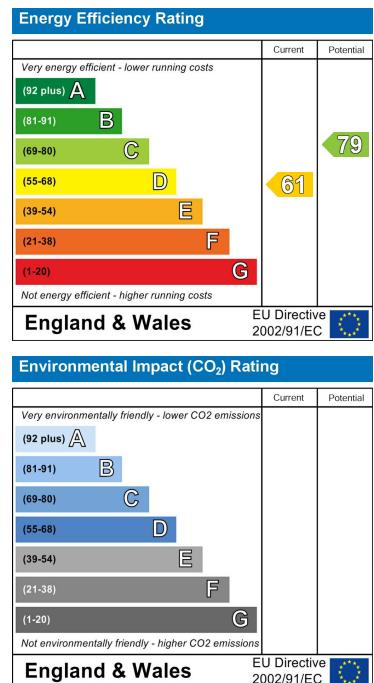


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.