

# Whitakers

Estate Agents



**34 Main Street, Preston, HU12 8UA**

**£112,500**

Lavender Cottage is set at the heart of the sought after village of Preston. Set within walking distance to the village amenities, village shops and village hall with good local transport links to the city of Hull and the East Yorkshire coast.

This Charming Mid Terraced Cottage offers TWO BEDROOM accommodation with a cosy LOUNGE to DINING area, featuring an exposed brick fireplace with open grate fire. There is a ground floor BATHROOM and KITCHEN. The cottage garden enjoys views of the village church. Mainly laid to lawn with beautiful scented roses and an array of colourful plantings with mature shrubbery to boundaries, a little haven for butterflies and bees.

This lovely home would be ideal for the " first time buyer/ downsizer or those looking for a holiday home' within a short stroll to amenities including shops, village hall, public house and a takeaway.  
Call us to arrange your viewing today!



## Accommodation Comprising

Lounge to Dining Area 12'7" x 12'4"(max) (3.86 x 3.76(max))



A double glazed door opens to the L shape lounge with feature exposed brick fireplace and open grate fire. Open to the dining area. Double glazed window and stairs taking you up to the first floor.

### Lounge Feature



Kitchen 6'5" x 5'6" (1.98 x 1.68)



With a range of base and wall units with contrasting work surfaces, a built in electric oven with four plate electric hob and extractor, tiled splash backs and space for a fridge freezer, and plumbing for an automatic washing machine, a double glazed door and window, radiator.

Bathroom 6'0" x 6'0" (1.85 x 1.83)



Ground floor bathroom with panelled bath, mixer tap and shower attachment, low level W.C. and a pedestal wash hand basin. Double glazed window and radiator.

Bedroom One 12'0" x 10'0" (3.68 x 3.05)



A double bedroom with double glazed window to front elevation and useful storage cupboard.

Bedroom Two 13'1" x 6'0" (3.99 x 1.83)



A single bedroom with window enjoying views over the rear garden.

### Gardens



The rear garden is mainly laid to lawn, adorned with mature trees and shrubbery. There is a variety of wild flowers and colourful plantings, a lovely outdoor space for all to enjoy. The garden has access to the rear and timber fencing to boundaries, a timber storage shed, and brick outhouse with boiler in situ.

### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band A

### EPC Rating

EPC rating D

### 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 tiled roof

Conservation Area -

Flood Risk - Very Low

Mobile Coverage/Signal - Three Good, 02, Vodafone and EE all okay

Broadband - Ultrafast 10000mbps

Coastal Erosion - No

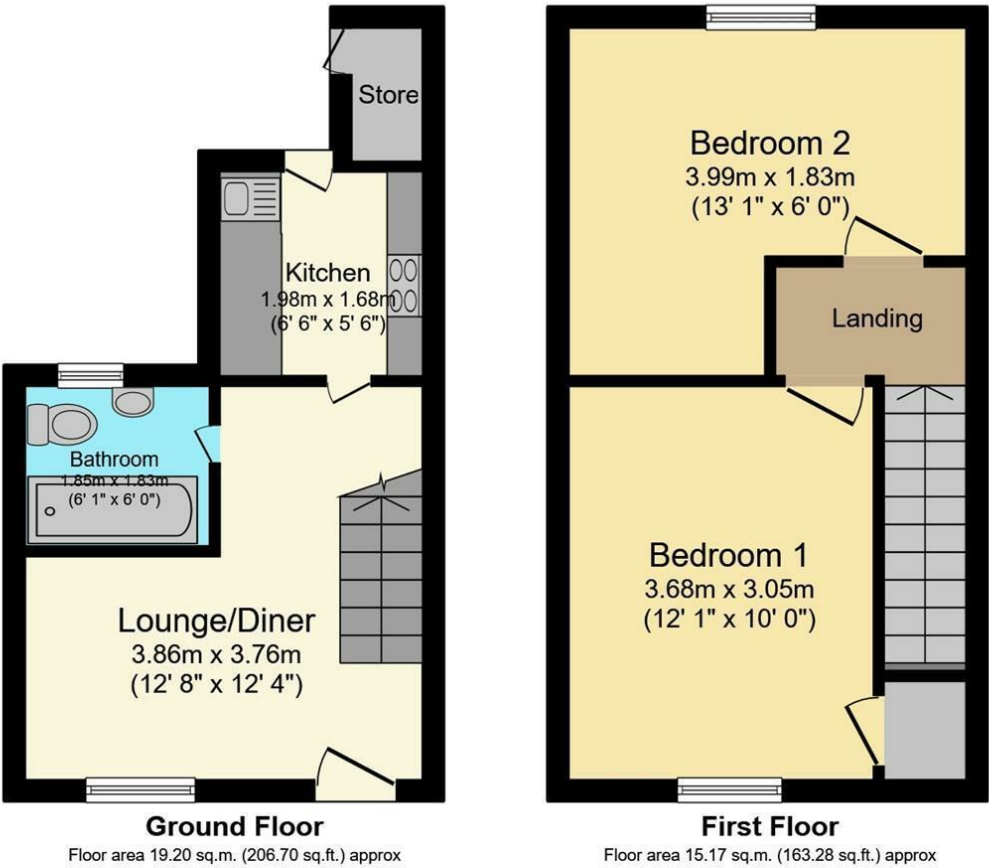
Coalfield or Mining Area - No

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



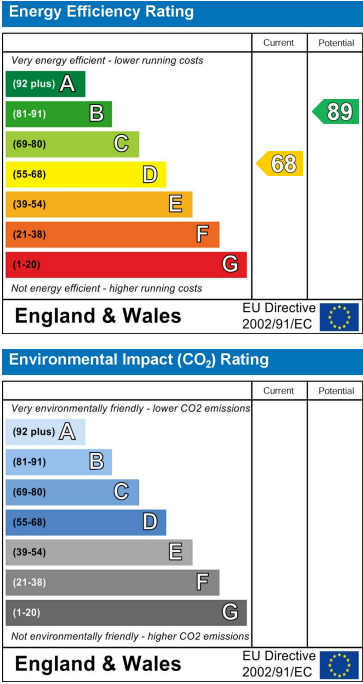
Total floor area 34.37 sq.m. (369.98 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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