Whitakers
Estate Agents









2 Bridge Bungalows, Hull, HU12 9JS

£260,000

****OUTSTANDING DEVELOPMENT OPPORTUNITY****

THIS SPACIOUS SEMI DETACHED BUNGALOW IN NEED OF RENOVATION IS AVAILABLE WITH NO ONWARD CHAIN!

Situated on a spacious plot enjoying open views to the rear over fields and meadowland. this represents an outstanding opportunity to truly put your own stamp on a spacious and versatile property in a most sought after location!

Internally the property briefly comprises; entrance hallway, lounge, sitting room, dining room, kitchen, 2 bedrooms a cloakroom and bathroom whilst to the first floor there is a further bedroom and a large loft room. Externally to property stands on an impressive plot with a lawned garden to the front and private side driveway leading to the garage providing ample off road parking whilst to the rear, the spacious garden enjoys uninterrupted views over local countryside.

Representing an outstanding development opportunity to create an outstanding family home in a most sought after area, viewings are available via our office!

The Accommodation Comprises

Entrance Hallway




uPVC front entrance door into hallway

Lounge 13'8 max x 12' (4.17m max x 3.66m)



With uPVC bay window to front aspect

Sitting Room 12-5 x 13'3 (3.66m-1.52m x 4.04m)



With uPVC bay window to front aspect

Dining Room 13'10 x 13'3 (4.22m x 4.04m)



With uPVC window to rear aspect and door into kitchen

Kitchen 12' x 7'8 (3.66m x 2.34m)



With fitted wall and base units, stainless steel sink/drainer, space for cooking appliance, uPVC windows to rear and side aspect and uPVC entrance door

Bedroom Two 10'11 x 12'9 (3.33m x 3.89m)



With uPVC window to side aspect

Bedroom Three 9'3 x 9'6 (2.82m x 2.90m)



With uPVC window to rear aspect and stairs to first floor.

Bathroom
With bath and hand wash basin and uPVC window to rear aspect

Cloakroom
With low level wc and window to rear aspect

First Floor Landing

Bedroom One 9' x 24' (2.74m x 7.32m)



With window to front aspect

Loft Room 9' x 15'4 (2.74m x 4.67m)

Gardens





To the front of the property is a lawned garden with mature plants, trees and shrubs and a private side driveway providing parking for multiple vehicles.

The spacious rear garden enjoys uninterrupted views over local meadowland and countryside and is laid mainly to lawn with an array of mature trees, plants and shrubs and a generously sized workshop to the rear.

Workshop





Large versatile workshop situated at the foot of the gardens

Garage



The brick built garage is situated at the foot of the driveway to the rear of the property and offers a wealth of development possibilities (subject to necessary consents)

Tenure
The property is Freehold

Council Tax
Council Tax band D
East Riding of Yorkshire Council

EPC
Awaited

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/Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 14 Mbps, Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Offering on a property

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.

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 shown 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.

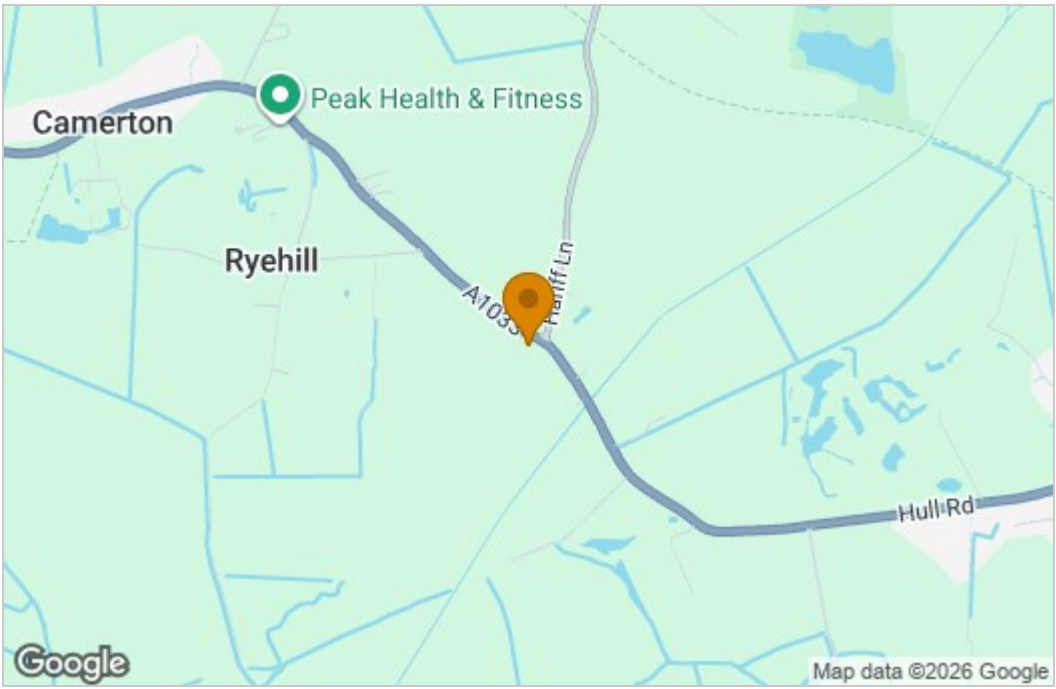
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All 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.

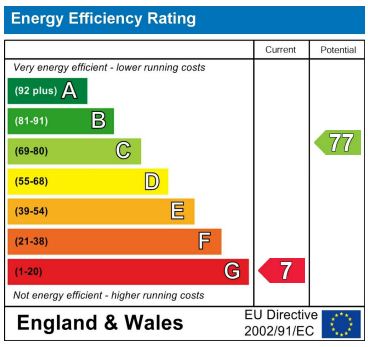
Floor Plan

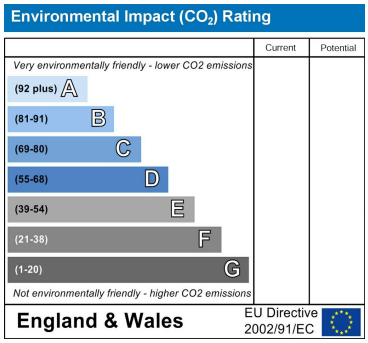


Area Map



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.

3 St. Augustines Gate, HU12 8EU, Hedon, East Riding of Yorkshire, HU12 8EU
Tel: 01482 890111 Email: hedon@whitakers.co.uk https://www.whitakers.co.uk