

Whitakers

Estate Agents



16 Loxley Green, Hull, HU4 7SJ

£190,000

Whitakers Estate Agents are delighted to introduce this deceptively spacious semi-detached dormer bungalow, occupying a generous plot within the well-established residential location of Loxley Green. Enjoying excellent access to a wealth of local amenities, well-regarded transport links and nearby leisure facilities, the property offers versatile accommodation across two floors, making it an excellent choice for those seeking flexible living space within a popular residential setting.

Externally to the front aspect, there is a raised gravelled garden together with a side driveway providing ample off-street parking, extending down the side of the property towards the detached garage.

Entered via a side door into the fitted kitchen, an inner hallway provides access to a spacious lounge, dining room which could be used as a second bedroom with adjoining conservatory, and a fitted double bedroom, all served by a contemporary shower room. A secluded fixed staircase ascends to the first floor, where a versatile loft room benefits from fitted storage.

French doors from the conservatory open onto a paved patio seating area overlooking an enclosed rear garden, predominantly laid to artificial lawn and complemented by raised planting borders together with an additional raised seating area, creating an ideal space for outdoor entertaining.

This well-maintained home combines flexible accommodation with a generous plot in a popular residential location, making it an excellent choice for a wide range of purchasers. Whether downsizing, seeking versatile living space or simply looking for a home with excellent outdoor space and ample parking, early viewing is highly recommended to fully appreciate all that this property has to offer.

The accommodation comprises

Front external



Externally to the front aspect, there is a raised gravelled garden with a side drive that accommodates off-street parking, and extends down the side of the property towards the detached garage.

Ground floor

Kitchen 16'6" x 7'3" (5.04 x 2.22)



UPVC double glazed door and windows, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, integrated washing machine, integrated fridge and fridge freezer, and oven with hob and extractor hood above.

Lounge 16'6" x 12'9" (5.04 x 3.91)



UPVC double glazed window, central heating radiator, fireplace with marbled inset / hearth and surround, and laminate flooring.

Dining room / bedroom two 7'5" x 10'11" (2.27 x 3.35)



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

Conservatory 8'9" x 10'11" (2.69 x 3.35)



UPVC double glazed throughout with French doors and a side door, central heating radiator, and laminate flooring.

Bedroom one 11'5" x 9'1" (3.48 x 2.78)



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

Shower room



UPVC double halved window, central heating radiator, and fully tiled with panelling to splashback areas. Furnished with a three-piece suite comprising walk-in enclosure with electric shower, vanity sink with mixer tap, and low flush W.C.

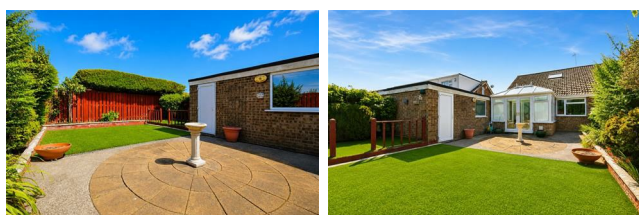
First floor

Loft room 13'4" x 15'9" (4.07 x 4.81)



Roof style window, central heating radiator, fitted wardrobes and desk, storage in the eaves, and carpeted flooring.

Rear external



French doors from the conservatory open onto a patio that overlooks a garden laid to lawn with faux grass which enjoys a raised seating area, and framed with raised planting borders that run along the boundary fencing.

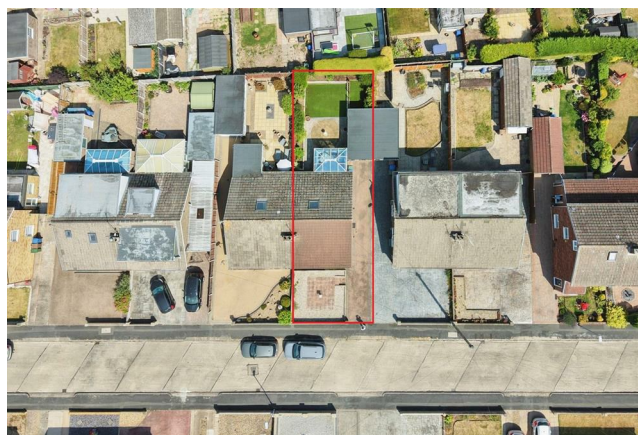
Garage



Additional features

The residence also benefits from having an outside tap.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL125016000

Council Tax band - B

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

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.

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 £50.00 - these 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

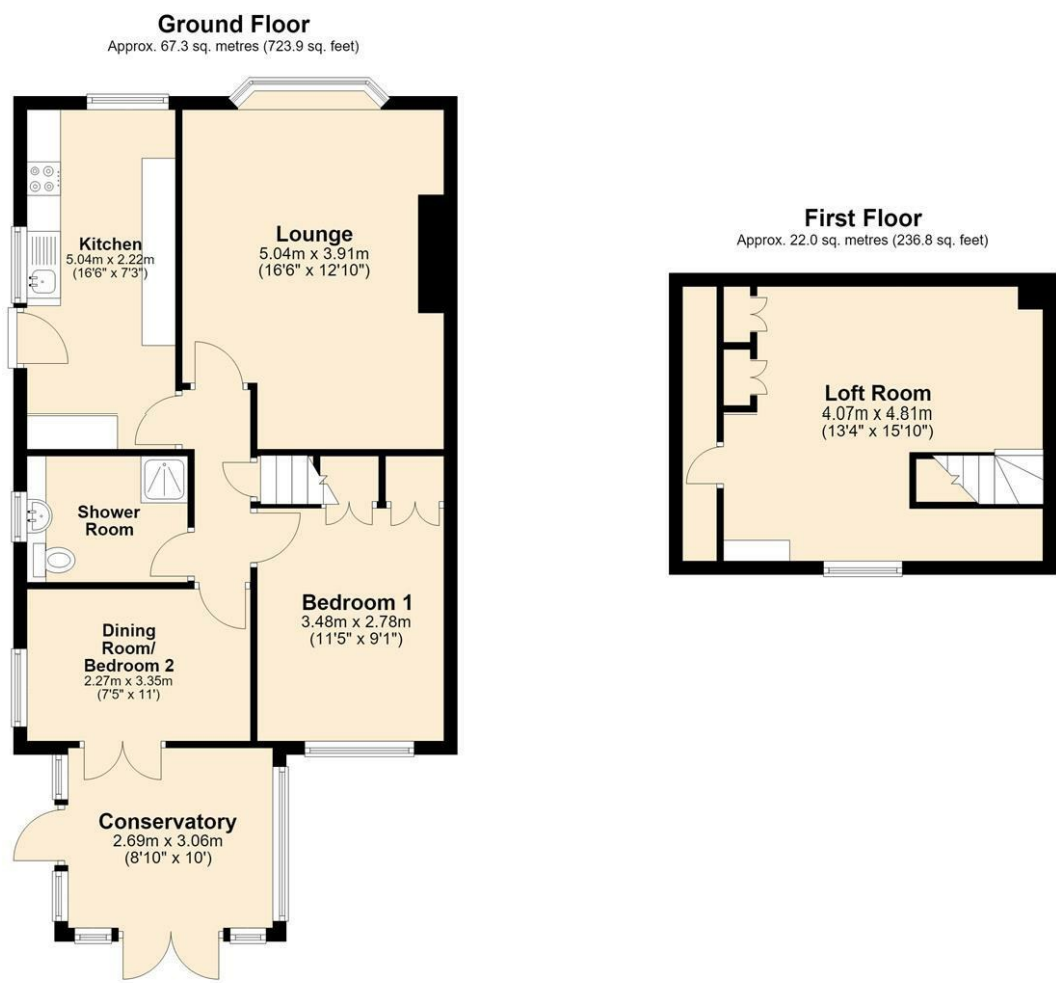
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Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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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.

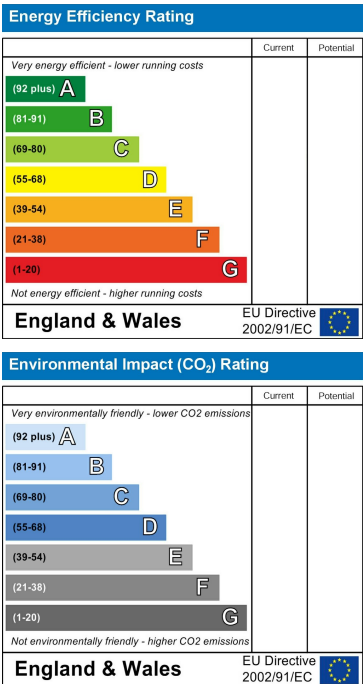
Floor Plan



Area Map



Energy Efficiency Graph



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