

Whitakers

Estate Agents



31 Carr Lane, Hull, HU10 6JP

£340,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this detached dormer bungalow. Established within the Willerby village, it takes advantage of close proximity to The Square with its range of local amenities and transport links, along with scenic routes to the Haltemprice Leisure Centre and accompanying playing fields.

Externally to the front aspect, there is a lawned garden with boundary hedging to the surround. A large paved driveway accommodates off-street parking for multiple vehicles, and leads to the integral garage.

Upon entry, the resident is greeted by a welcoming entrance hall that follows to an open plan lounge / dining rooms with French doors opening to the conservatory, and a fitted kitchen. There are also two double fitted bedrooms which are served by a bathroom furnished with a four-piece suite,

A secluded staircase rises to the first floor which comprises a landing space with useful storage, a fitted loft room with a cloakroom, and a second loft room.

French doors from the conservatory open onto the generously sized rear garden which is mainly laid lawn with well-stocked borders, and complimented with a patio seating area.

The accommodation comprises

Front external



Externally to the front aspect, there is a lawned garden with boundary hedging to the surround. A large paved driveway accommodates off-street parking for multiple vehicles, and leads to the integral garage.

Ground floor

Hallway

UPVC double glazed door with side windows, central heating radiator, and laminate flooring. Leading to :

Lounge



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

Dining room



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

Conservatory



UPVC double glazed throughout with French doors opening to the rear garden, central heating radiator, and tile effect laminate flooring.

Kitchen



UPVC double glazed door and windows, central heating radiator, and tile effect laminate flooring. Fitted with a range of floor and eye level units. worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven / grill and hob with extractor hood above.

Bedroom one



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

Bedroom two



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

Bathroom



Two UPVC double glazed windows, central heating radiator, under stairs storage cupboard, and partly tiled to splashback areas. Furnished with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with mixer

shower and waterfall feature, vanity sink with mixer tap, and low flush W.C.

First floor

Landing

With access to the loft hatch, built-in storage cupboard with access to eaves storage, and carpeted flooring.

Loft room one



Two UPVC double glazed window, central heating radiator, built-in wardrobes / storage cupboard and storage in the eaves, and carpeted flooring. Furnished with a wash basin with dual taps.

W.C.

Roof style window, and carpeted flooring. Furnished with a low flush W.C.

Loft room two



Two roof style windows, central heating radiator, storage in the eaves, and carpeted flooring.

Rear external



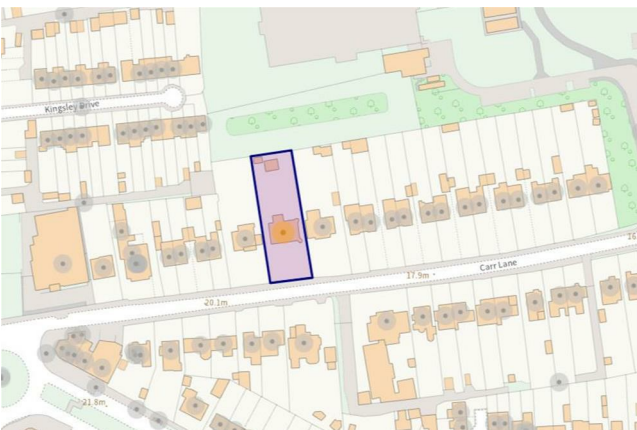
French doors from the conservatory open onto the generously sized rear garden which is mainly laid to lawn with well-stocked borders, and complimented with a patio seating area.

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 - WIB068031000
Council Tax band - F

EPC rating

EPC rating - E

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 21 Mbps / 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.

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

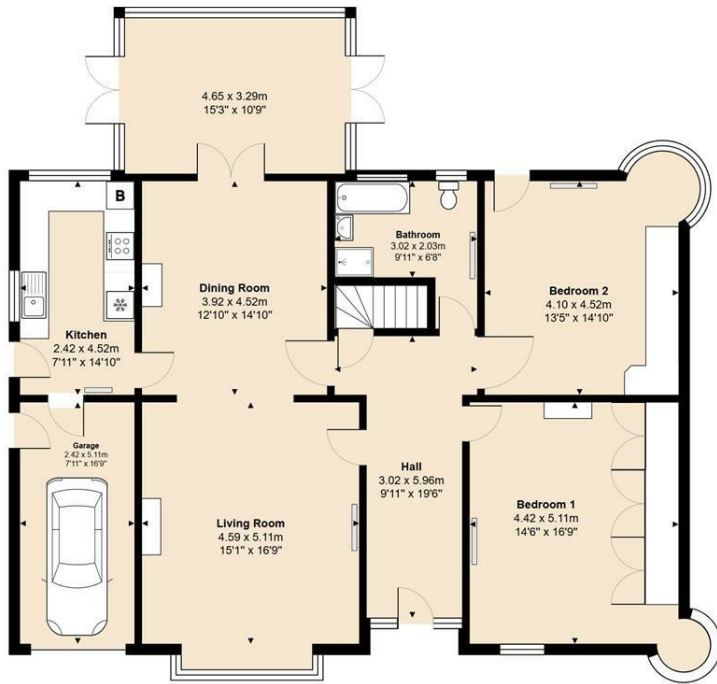
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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

31 Carr lane

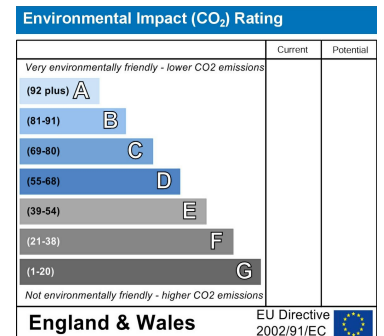
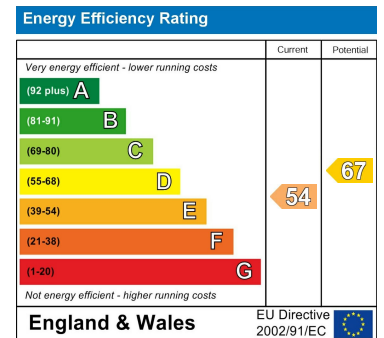


Total Area: 209.8 m² ... 2258 ft²
All measurements are approximate and for display purposes only

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.