

Whitakers

Estate Agents



22 Yewtree Drive, Hull, HU5 5YH

£255,000

*** RARELY AVAILABLE - READY TO MOVE INTO TRUE BUNGALOW ***

Whitakers Estate Agents are pleased to introduce this immaculate detached true bungalow which has been lovingly cared for by its previous owner and offered to the market with NO ONWARD CHAIN.

To enter the property, the occupant enters through the fitted kitchen / dining room which opens to the spacious lounge.

An internal hallway with access to the loft hatch and fitted with a large storage cupboard then follows to the fitted master bedroom, a good second bedroom and a shower room furnished with a three piece suite.

Externally to the front aspect, there is a gravelled courtyard with a side drive leading to the detached garage - accessed via an automated up-and-over door with power / lighting.

The generously sized rear garden is mainly laid to lawn with a patio seating area and fencing to the surround. The residence also benefits from having an outside tap and power socket.

Taken together, the accommodation on offer is ideal for anyone looking to make the transition from a multi storey property to ground level living, without heavily compromising on living space available.

An internal inspection is recommended at the earliest convenience.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled courtyard with a side drive leading to the detached garage - accessed via an automated up-and-over door with power / lighting.

Ground floor

Kitchen / dining room 25'1" x 7'4" (7.67m x 2.25m)



Entrance door with side window, three UPVC double glazed windows, central heating radiator, vinyl flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap and a range of integrated appliances including: oven & separate microwave, hob & extractor fan, dishwasher and washing machine.

Lounge 18'2" x 11'11" (5.55m x 3.64m)



UPVC double glazed bow window, UPVC double glazed window, two central heating radiators, gas fireplace with marbled inset / hearth and decorative surround and carpeted flooring.

Inner hallway

With access to the loft hatch, built in storage cupboard and laminate flooring. Leading to :

Bedroom one 9'9" x 10'7" (2.98m x 3.25m)



UPVC double glazed window, central heating radiator, built in wardrobe, fitted drawers and carpeted flooring.

Bedroom two 9'10" x 8'9" (3.00m x 2.67m)



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

Shower room



UPVC double glazed window, central heating radiator, wall mounted cupboard, fully tiled with laminate flooring and furnished with a three piece suite comprising walk in enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

Rear external



The generously sized rear garden is mainly laid to lawn with a patio seating area and fencing to the surround. The residence also benefits from having an outside tap and power socket.

Aerial views



Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL308022000

Council Tax band - C

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 3 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - Mo

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

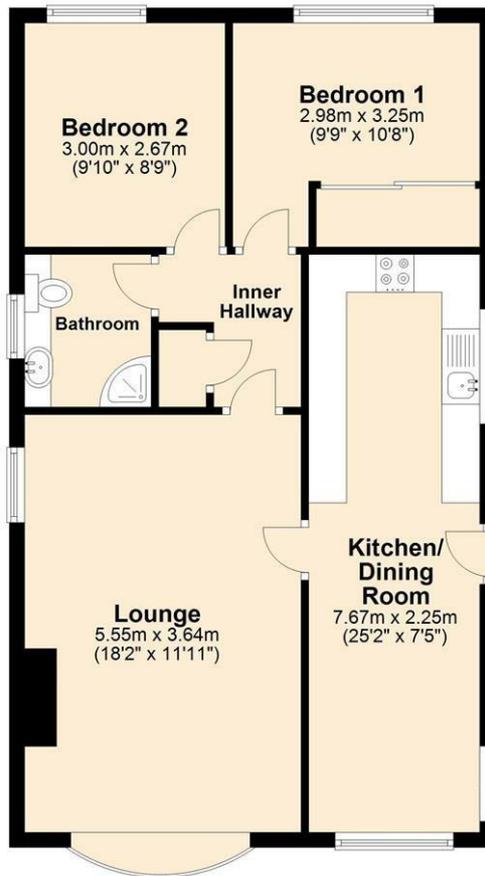
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.

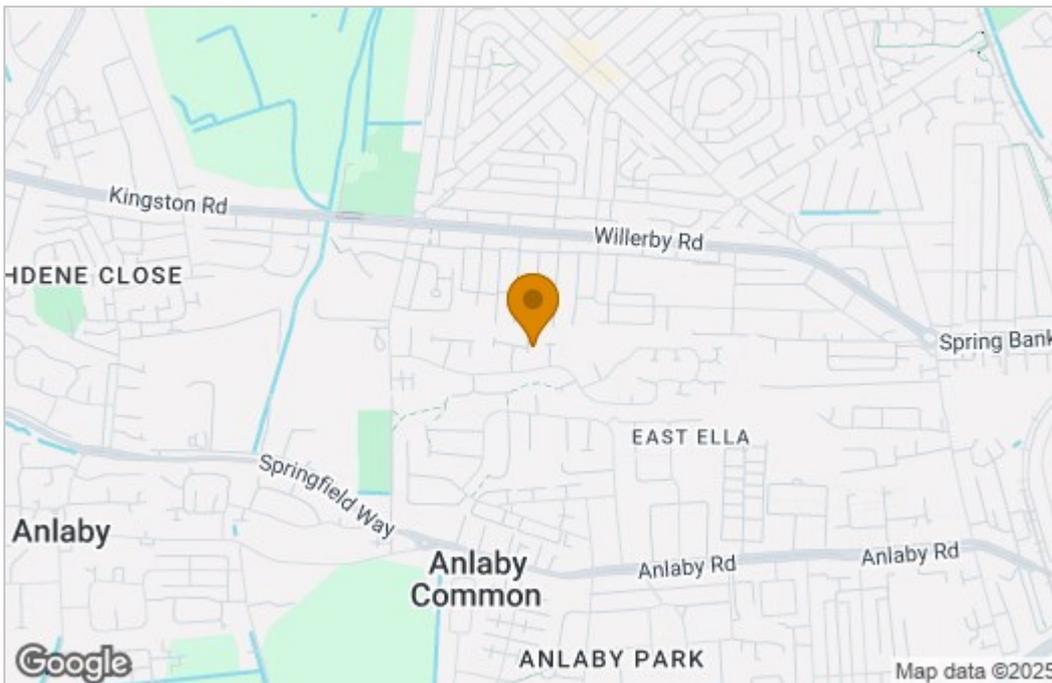
Floor Plan

Ground Floor

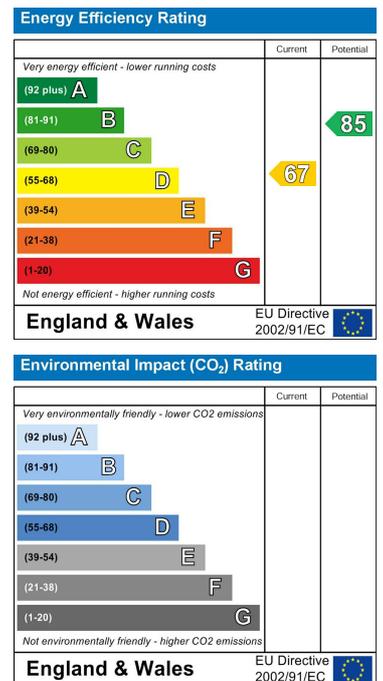


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.