

# Whitakers

Estate Agents



**173 Well Lane, Willerby, HU10 6HT**

**£250,000**

**\*\* NO ONWARD CHAIN \*\***

Whitakers Estate Agents are pleased to introduce this semi-detached true bungalow which backs onto open fields, offering the occupant a tranquil lifestyle and scenic views.

Internally, the layout follows a lateral configuration, and briefly comprises : porch opening to the hallway spacious lounge, fitted master bedroom, second bedroom with conservatory off, fitted kitchen and well-appointed bathroom.

Externally there is a gravelled forecourt with decorative planting, and a side drive that accommodates off-street parking and leads to the integral garage.

The enclosed rear garden is mainly laid to lawn with well-stocked borders, and complimented with a patio seating area.



The accommodation comprises

Front external



Externally there is a gravelled forecourt with decorative planting, and a side drive that accommodates off-street parking and leads to the integral garage.

Porch

UPVC double glazed patio door, and leading to :

Hallway

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

Lounge 17'5" x 11'10" (5.32 x 3.62 )



UPVC double glazed window, single glazed window, central heating radiator, fireplace with exposed brick surround and tiled hearth, and carpeted flooring.

Bedroom one 18'6" x 9'9" (5.66 x 2.98 )



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

Bedroom two 9'4" x 10'9" (2.86 x 3.29 )



UPVC double glazed patio doors to the conservatory, central heating radiator, built-in storage cupboard, and laminate flooring.

Conservatory 6'6" x 9'11" (2.00 x 3.03 )



UPVC double glazed door to the rear garden, UPVC double glazed window, central heating radiator, and tiled flooring.

### Kitchen 13'1" x 9'11" (4.00 x 3.03 )



UPVC double glazed door with side window, built-in cupboards, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker with extractor hood above.

### Bathroom

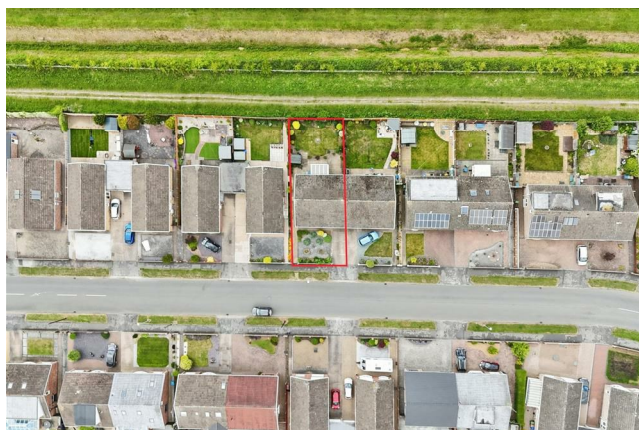


Two UPVC double glazed windows, central heating radiator, partly tiled to splashback areas with laminate flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

### Rear external

The enclosed rear garden is mainly laid to lawn with well-stocked borders, and complimented with a patio seating area. The residence also benefits from having an outside tap, and wooden storage shed.

### Aerial view of the property



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WIB356173000

Council Tax band - C

### EPC rating

EPC rating - E

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### 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

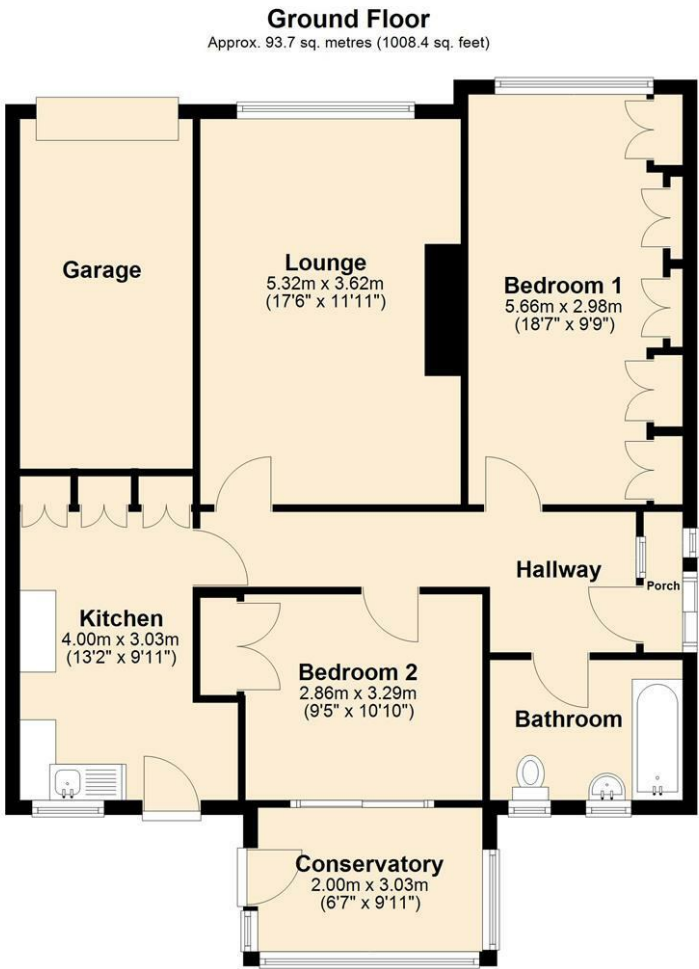
Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### 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.

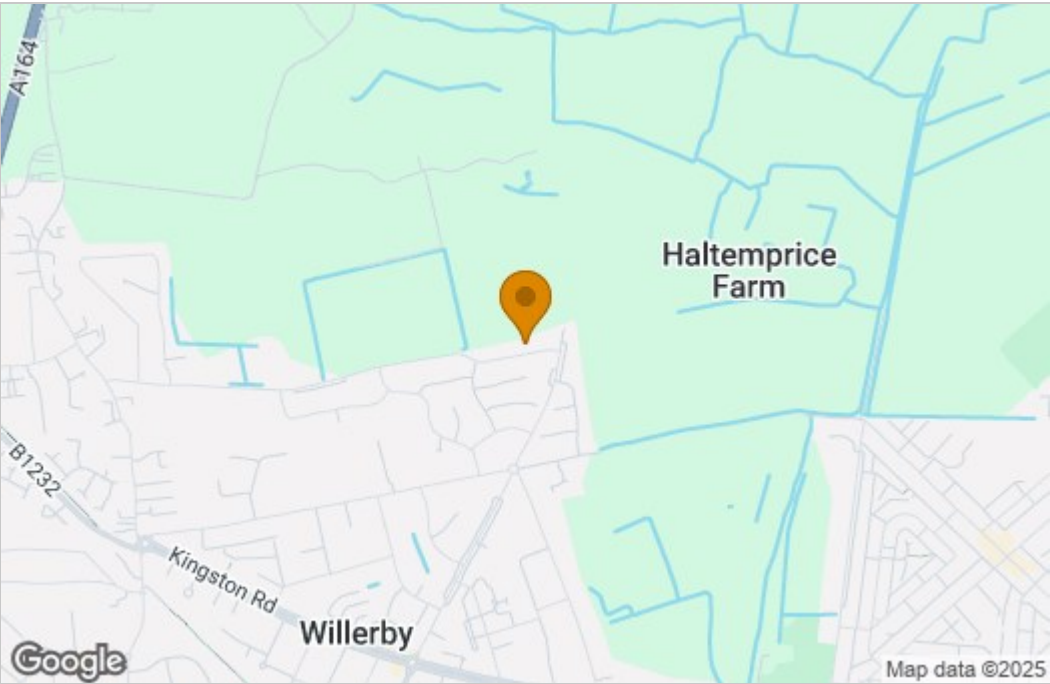


Floor Plan

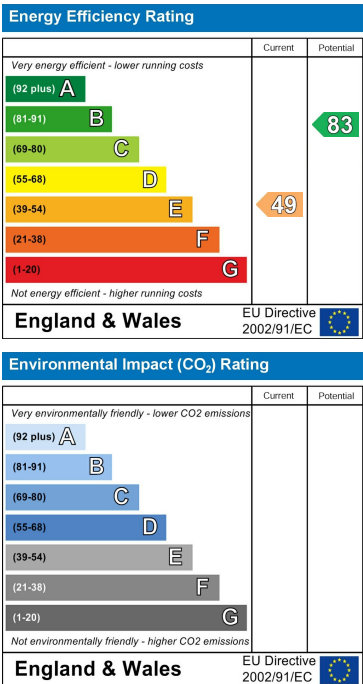


Total area: approx. 93.7 sq. metres (1008.4 sq. feet)

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.