

# Whitakers

Estate Agents



## 42 Weghill Road, Preston, HU12 8UW

**Offers In The Region Of £125,000**

Charming End of Terrace True Bungalow with delightful Gardens and Garage

Set in the village of Preston is this Charming End Terrace True Bungalow, occupying a corner plot with easy access to the Garage. The Bungalow offers well laid out accommodation to include: Entrance Porch with a door opening to the hallway, welcoming you in to view. There is a comfortable LOUNGE with feature fireplace and an opening from the hallway to the KITCHEN with a door opening out to the rear GARDEN. There is a modern SHOWER ROOM and TWO BEDROOMS, the main having a range of fitted wardrobes. Outside there are easily maintained GARDENS to front and rear with decorative paving and timber fencing to boundaries. There is easy access to the GARAGE via the rear ten foot , providing OFF ROAD PARKING.

The Bungalow comes to market with NO ONWARD CHAIN, ready and waiting for new owners to move in and make it their own!

Do not delay, call to arrange your viewing today!

## Accommodation Comprising

Entrance Porch 4'3" x 3'7" (1.32 x 1.10)

A double glazed door to the side elevation opens to the porch with an interior door opening to the hallway, welcoming you in to view the accommodation on offer.

Lounge 14'8" x 11'7" (4.48 x 3.54)



A comfortable lounge with feature fireplace and large double glazed window to the front elevation, allowing ample light to flow through. Radiator and door to hallway.

### Lounge Feature



Kitchen 9'6" x 6'8" (2.92 x 2.04)



The kitchen has a range of fitted units to base

and walls with complimentary work surface and tiled splashbacks. Built in oven with gas hob and extractor unit above. Stainless steel sink with mixer tap and drainer. Plumbed for automatic washing machine and space for fridge/ freezer. Laminate flooring, double glazed window and door to rear garden.

### Kitchen 2



### Gardens



Delightful, easy to maintain gardens to front, side and rear elevations with a paved patio area, providing ample space for table & chairs. The front garden has decorative shrubbery, colourful plantings and a lawn.

Bedroom One 11'6" x 9'0" (3.52 x 2.76)



A double bedroom with a range of fitted wardrobes, overhead top boxes and bedside cabinets, providing ample storage facilities. Double glazed window, radiator and laminate flooring.

Bedroom Two 9'10" x 6'10" (3.02 x 2.10)



A further bedroom with double glazed window, radiator and laminate flooring.

Shower Room 5'5" x 5'3" (1.66 x 1.61)



A modern shower room with walk in shower cubicle and vanity unit with useful storage cupboard below, housing the wash basin and toilet with concealed cistern. Double glazed window, radiator and tiled floor.

Front of Property



Rear Bungalow Garden



Garage



Garage with access from the rear ten foot.

Tenure  
Tenure is Freehold

Council Tax Band  
East Riding of Yorkshire Council Tax Band A

EPC Rating

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.

#### Material Information.

Construction - ~Brick under tiled roof

Conservation Area - No

Flood Risk -

Mobile Coverage / Signal -

Broadband -

Coastal Erosion - No

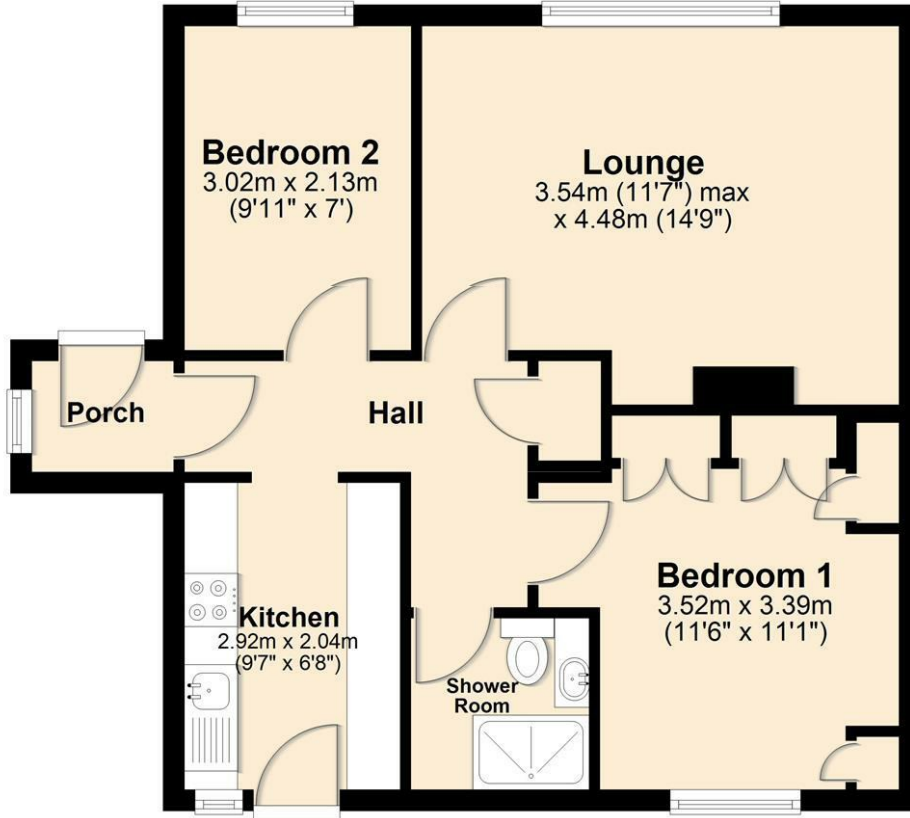
Coalfield or Mining Area - No

#### 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.

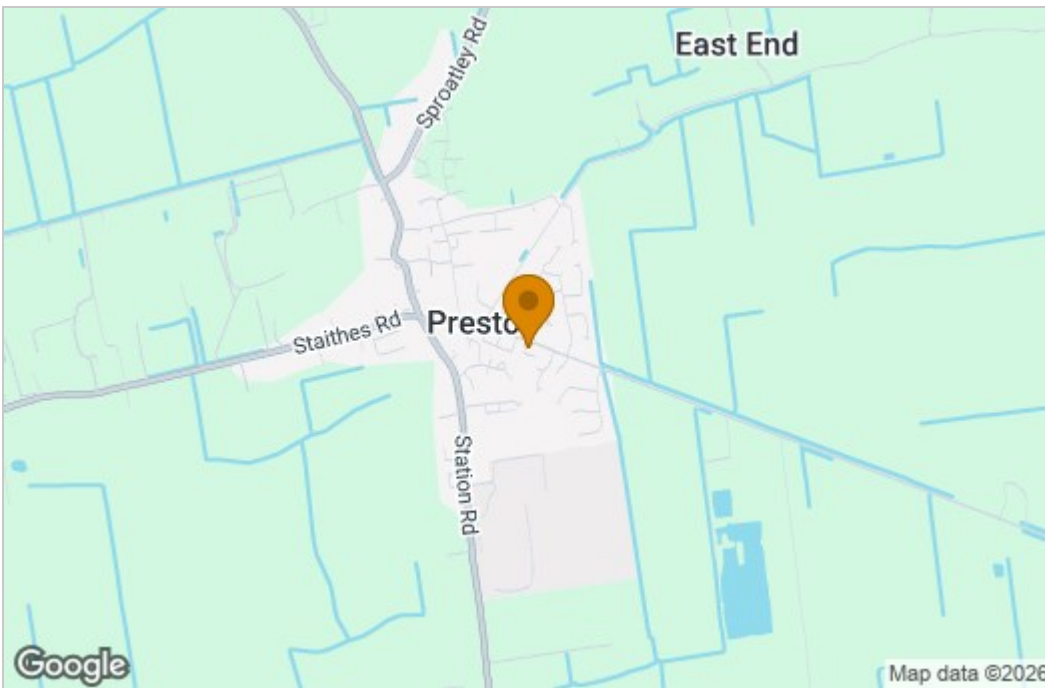
Floor Plan

Ground Floor

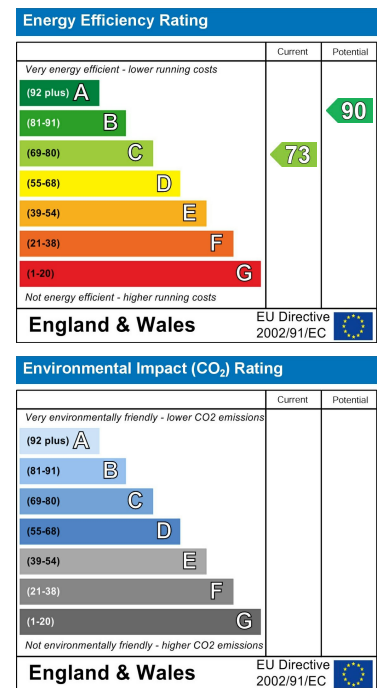


Total area: approx. 51.7 sq. metres (556.3 sq. feet)

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.