

# Whitakers

Estate Agents



**8 Eldon Drive, Preston, HU12 8XH**

**£195,000**

IMMACULATELY PRESENTED THROUGHOUT, AND FINISHED TO AN EXCEPTIONALLY HIGH STANDARD, THIS STUNNING TWO BEDROOM BUNGALOW OFFERS READY-TO-MOVE-IN ACCOMMODATION IN THE SOUGHT-AFTER VILLAGE OF PRESTON, EAST RIDING OF YORKSHIRE. PERFECTLY POSITIONED CLOSE TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS, THIS BEAUTIFUL HOME IS IDEAL FOR A WIDE RANGE OF BUYERS.

INTERNALLY, THE PROPERTY BOASTS TWO GENEROUS DOUBLE BEDROOMS WITH FITTED WARDROBES, A MODERN CONTEMPORARY SHOWER ROOM, A SEPARATE DINING ROOM, A BEAUTIFULLY DESIGNED FITTED KITCHEN, AND A SPACIOUS, INVITING LOUNGE — ALL FINISHED WITH CAREFUL ATTENTION TO DETAIL AND STYLE.

OUTSIDE, THE PROPERTY CONTINUES TO IMPRESS WITH OFF-STREET PARKING AND ATTRACTIVE LOW-MAINTENANCE GARDENS, WITH A BRICK GARAGE, CREATING THE PERFECT SPACE TO ENJOY BOTH INSIDE AND OUT.

THIS TRULY IS A BEAUTIFUL HOME THAT MUST BE VIEWED TO BE FULLY APPRECIATED — EARLY VIEWING IS HIGHLY RECOMMENDED.



## The Accommodation Comprises

### Entrance Hall

With Composite front door, hard wood flooring throughout, with a radiator. Leading to;

### Dining Room 17'1 x 8'6 (5.21m x 2.59m)



Convenient, modern, separate dining room, comprising of LVT flooring throughout, a radiator. Leading to the fitted kitchen, and doors to the lounge.

### Fitted Kitchen 11' x 10'9 (3.35m x 3.28m)



Finished to a very high standard, with a range of floor and wall units and Silestone work tops, Siemens integrated appliances, 1810 under mounted sink and mixer tap and LVT flooring throughout. With French doors leading to the gardens.

### Sun Room 11'11 x 8'8 (3.63m x 2.64m)



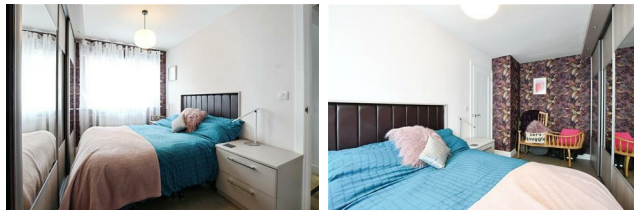
Hard wood flooring throughout, modern vertical radiator, and UPVC windows to the rear and side aspect.

### Shower Room 6'5 x 5'9 (1.96m x 1.75m)



Contemporary shower room, with tile flooring, a low level WC, and a vanity sink, providing additional storage space.

### Bedroom 1 14'4 x 8'10 (4.37m x 2.69m)



Stylish master bedroom with a UPVC window to the front aspect, a range of fitted wardrobes, and hard wood flooring throughout.

### Bedroom 2 9'6 x 8'2 (2.90m x 2.49m)



Hard wood flooring throughout, with a UPVC window to the front aspect and fitted wardrobes.

### Gardens



Low maintenance rear gardens, with off street parking to the side aspect.

## Garage



Brick built garage with remote control electric roller door, also fitted with plumbing and electricity and there is additional side access.

### Council Tax

East Riding of Yorkshire council tax band B

### EPC

EPC rating C

### Tenure

Freehold

### 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 sales 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 tile

Conservation Area - no

Flood Risk - very low

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

Broadband - Basic 8 Mbps Ultrafast 10000 Mbps

Coastal Erosion - no

Coalfield or Mining Area - no

Planning - 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.

### Offering On A Property

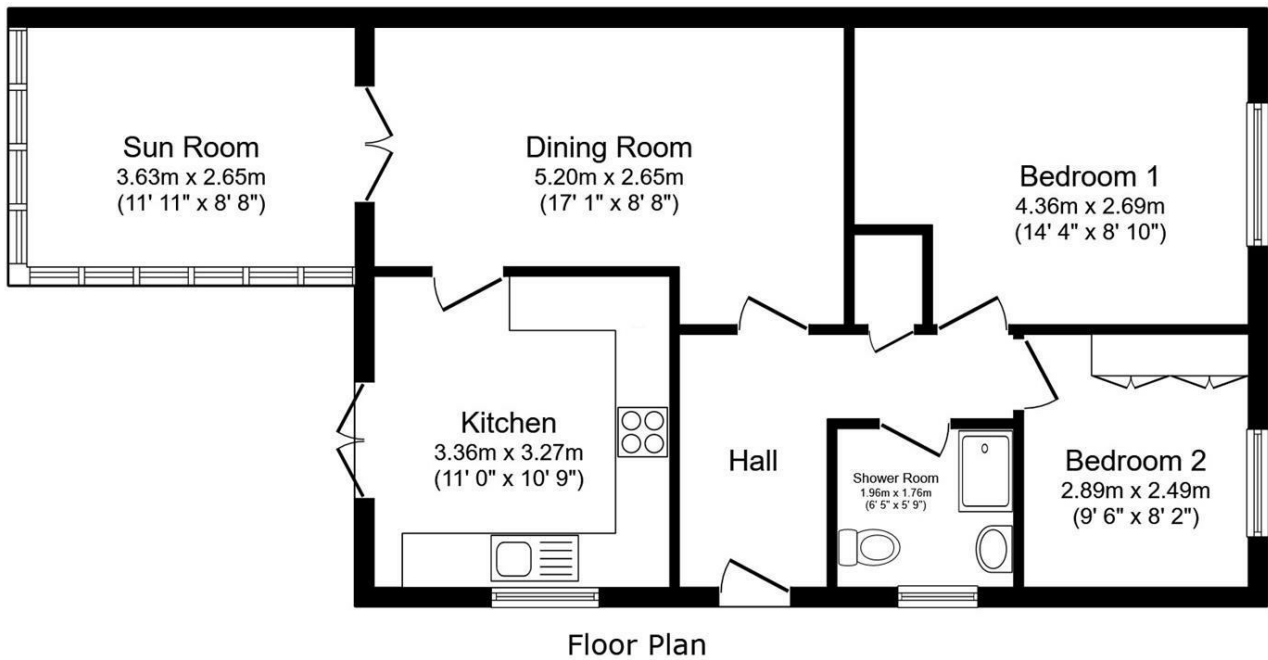
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically.

The cost of this is £25 per person with a maximum of £50 - the 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.



Floor Plan

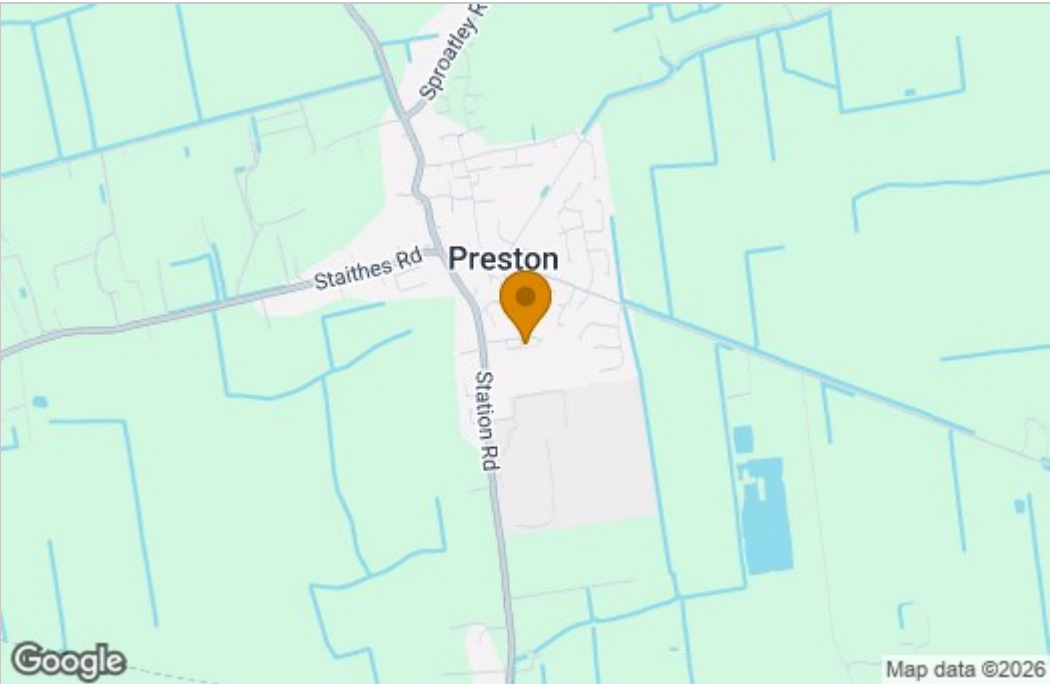


Floor Plan

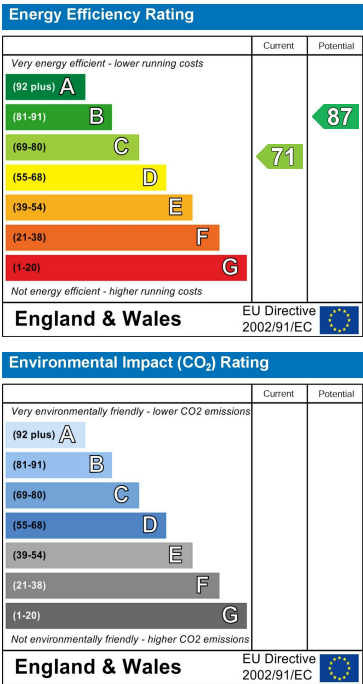
Total floor area: 69.9 sq.m. (753 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.