

# Whitakers

Estate Agents



## 2 All Saints Mews, Preston, HU12 8RX

**£220,000**

Set at the head of this charming development of attractively varied Mews Style properties is this Superb SEMI DETACHED HOME nestled with in the village of Preston enjoying views of the village Church. This wonderful home offers generously proportioned accommodation that would suit a variety of buyers. The front door opens into the hallway welcoming you in to view the tastefully styled accommodation on offer. A feature staircase takes you up to the spacious landing where you find the FAMILY BATHROOM and THREE DOUBLE BEDROOMS with the MASTER BEDROOM having a range of slide robes and an En Suite.

The ground floor has a GROUND FLOOR W.C and doors to the comfortable LOUNGE with feature wall covering and a traditional fireplace with "living flame" gas fire, lovely to cosy up to on those cold winter evenings.

The fabulous OPEN PLAN DINING/ KITCHEN is ideal for the culinary member of the family and has a range of high gloss with integrated appliances and built in oven and hob with extractor hood above, open to the dining area with French doors opening out to the rear garden, enjoying views of the village Church, a lovely talking point when hosting dinner parties.

Outside there is a lawned GARDEN with a paved PATIO area, ideal for dining "al fresco" or to just sit and admire the view. There is easy access to the rear of the property, providing ample OFF ROAD PARKING for several vehicles.

The village of Preston has a range of amenities including: public house, takeaways. There is a children's play park close by with highly regarded schooling within walking distance of the property. Public transport links connect Preston to Hull city centre, with bus services typically reaching Hull in around 25-35 minutes, where onward rail connections are available to Leeds, York, Manchester and beyond. Road links via the A1033 provide straightforward access by car to Hull, the wider East Riding and coastal locations, making this an appealing base for both commut

## Accommodation Comprising

### Entrance & Hallway



A canopied front entrance door opens to welcome you in to view this wonderful property with an attractive staircase takes you up to the first floor landing. Radiator and doors opening to the ground floor accommodation.

Ground Floor W.C. 6'0" x 2'7" (1.84 x 0.80)  
Ground floor W.C with toilet and wash basin.

Lounge 14'9" x 13'5" (4.50 x 4.10)



The tastefully styled lounge has a comfortable ambience, perfect for relaxing after a long day with feature fireplace and French doors opening to the dining area, creating a wonderful layout for family gatherings. Double glazed window to front elevation and radiator.

### Lounge Fireplace



Open Plan Dining Kitchen 22'4" x 9'10" (6.81 x 3.01)



The open plan dining kitchen has French doors opening out to the rear garden, enjoying views of the beautiful village church, a real talking point when entertaining family & friends. The contemporary fitted kitchen is perfect for the culinary member of the family with an impressive range of high gloss units with complimentary work surface, incorporating the breakfast bar. Integrated appliances include: dishwasher, automatic washing machine, under counter fridge and freezer. Built in oven with electric hob and extractor hood above. Composite sink with mixer tap and drainer. Useful storage shelving and cupboard housing the central heating boiler. Attractive vinyl flooring and double glazed window.

## Dining Area



With French doors opening out to the rear garden, enjoying views of the church.

## Dining Area Feature



## Kitchen



## Bedroom One 10'7" x 13'0" (3.24 x 3.97)



A double bedroom with a range of slide robes, providing ample storage facilities. Double glazed window, radiator and door to the En Suite.

## En Suite Bedroom One 5'2" x 5'2" (1.59 x 1.58)



En suite with tiled shower cubicle, pedestal wash basin and low level corner W.C. Tiling to splashbacks, laminate floor and radiator.

## Bedroom Two 11'5" x 10'9" (max) (3.48 x 3.30 (max))



A double bedroom with ample space for bedroom furniture. Double glazed window and radiator.

### Bedroom Three 11'1" x 8'3" (3.40 x 2.53)



A further double bedroom with ample space for furniture. Radiator and double glazed window enjoying views of the church.

### Family Bathroom 6'9" x 7'6" (2.06 x 2.30)



The family bathroom includes a panelled bath with overhead shower and screen. Pedestal wash basin and low level W.C. Double glazed window, radiator and laminate flooring.

### Outside



### Views of the Church

### Garden



The rear garden enjoys views of the Church and mature trees, creating a lovely backdrop to the outdoor area. There is a paved patio area, ideal seating area when dining "al fresco" Mainly laid to lawn with rustic brick and timber fencing to boundaries. A gate opens to the rear parking area.

### Parking Area



The parking area to the rear is easily accessed via the rear and provides ample parking space for several vehicles. A timber gate opens to the rear garden to enable access back to the property.

### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band B

### EPC Rating

EPC rating TBC

### 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 - Preston  
Flood Risk - Very Low  
Mobile Coverage / Signal - EE/ Vodafone/O2 and Three  
Broadband - Ultrafast 10000 Mbps  
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.

#### Offering On A Property

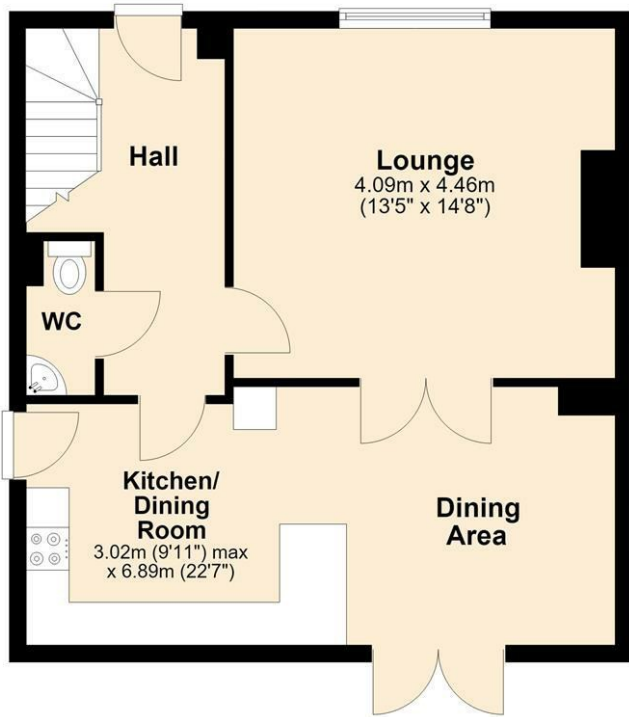
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically.

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

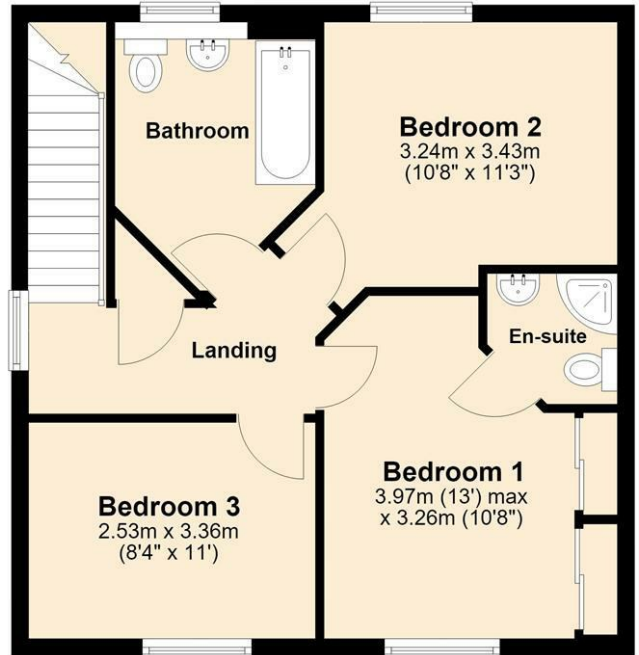
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

# Floor Plan

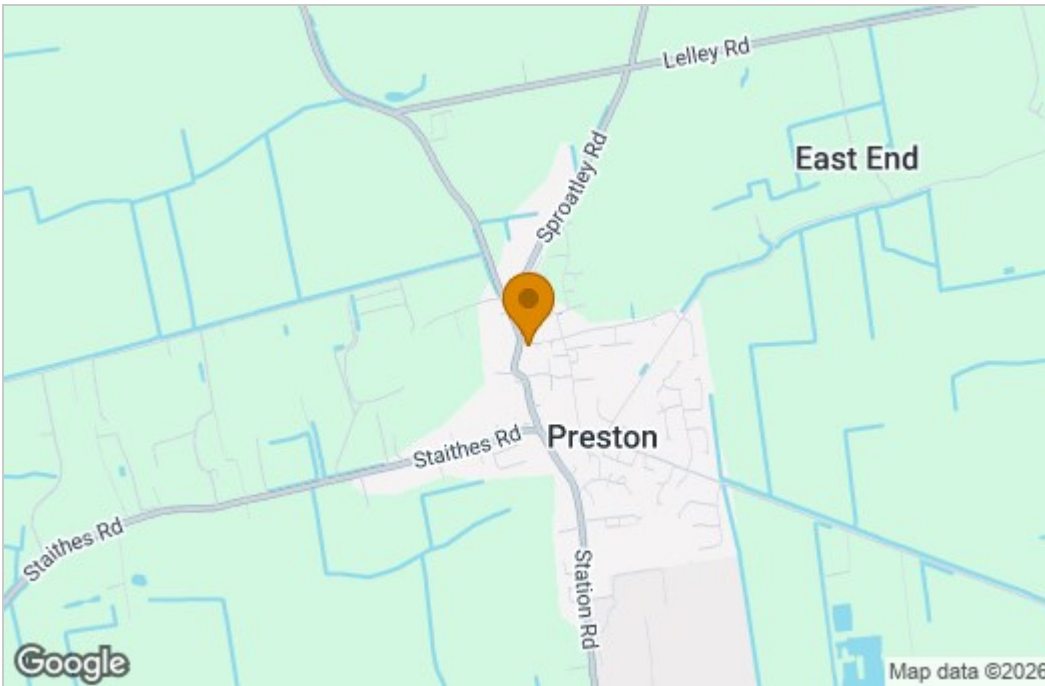
## Ground Floor



## First Floor



# Area Map



# Energy Efficiency Graph

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i>                    |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| <i>Not energy efficient - higher running costs</i>                    |  |                         |           |
| <b>England &amp; Wales</b>  |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                        |  | Current                 | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |  |                         |           |
| <b>England &amp; Wales</b>  |  | EU Directive 2002/91/EC |           |

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.