Whitakers
Estate Agents









5 Chapel Fields, Coniston, HU11 4JN

Offers Over £300,000

Enjoying the desirable Cul De Sac Setting of Chapel Fields is this FABULOUS DETACHED HOME, tastefully styled and lovingly upgraded by the current owners to present a TURN KEY opportunity, beautifully designed for the growing family. The private DRIVEWAY provides ample space for several vehicles OFF ROAD PARKING and access to the detached GARAGE. An attractive, canopied front entrance door opens to welcome you in to view this wonderful family home. Solid Oak doors open to the comfortable LOUNGE with feature fireplace and PATIO doors enjoying views over the rear garden. The cosy SNUG/DINING/ STUDY provides a versatile room that can be used in a multitude of ways. At the heart of this family home is the DINING KITCHEN, well designed for the culinary member of the family, perfect for entertaining family & friends. The UTILIY offers additional convenience with a double glazed door providing access to the rear garden and to the GROUND FLOOR WC To the first floor is the family BATHROOM and FOUR generously proportioned BEDROOMS with the principle bedroom having fitted furniture and an EN SUITE.
Outside there is a fully enclosed, family & pet friendly rear GARDEN, mainly laid to lawn with attractive block paved patio area, ideal for dining "al fresco "and family gatherings.
The village of Coniston offers a perfect retreat from busy family life whilst providing easy access to local amenities and transport links into Hull and surrounding villages.
This fabulous family home is waiting for you to view, do not delay , call Whitakers Estate Agents today!

Accommodation Comprising

Entrance & Hallway



A canopied front entrance door opens in to a light and airy hallway , welcoming you in to view this wonderful family home. Feature staircase takes you up to the first floor galleried landing and solid Oak doors open to the ground floor accommodation with LVT Herringbone flooring throughout.

Lounge 19'10" x 10'7" (6.05 x 3.24)



A comfortable lounge with feature fireplace, duel aspect with Double glazed window to front elevation and French doors enjoying views over the rear garden. Radiator and solid Oak door to hallway.

Lounge Feature



Dining Kitchen 12'10" x 10'0" (3.93 x 3.07)



At the heart of this family home is the superb dining kitchen, with a range of fitted units with complimentary work surface and built in appliances, well equipped for the culinary member of the family, a lovely space for entertaining family & friends. Double glazed window, LVT herringbone flooring and Oak door to the Utility.

Kitchen Window



Kitchen



Front Entrance



Utility

A practical utility room with plumbing for automatic washing machine and space for undercounter freezer. Wall mounted central heating boiler, LVT Herringbone flooring and door to W.C.

Snug/ Dining/ Study Room 10'1" x 8'7" (3.09 x 2.62)



The snug/ dining/ study is a cosy retreat for the family to enjoy. Double glazed walk in bay window to the front elevation, radiator, solid Oak door and LVT Herringbone flooring

Ground Floor W.C.

Ground floor W.C. with toilet and wash basin.

Garden



The rear garden is family & pet friendly, adorned with mature trees and timber fencing to boundaries. Mainly laid to lawn with attractive block paved patio area, perfect for table and chairs whilst dining "al fresco" , a lovely outdoor space for the family to enjoy.

Garage & Off Road Parking



To the front of the property is a private driveway providing ample off street parking for several vehicles and access to the detached brick built garage.

Bedroom One 10'9" x 9'11" (3.29 x 3.04)



A tastefully styled double bedroom with a range of fitted wardrobes and drawer unit. Double glazed window, radiator and laminate flooring. Door to En Suite

En Suite Bed 1



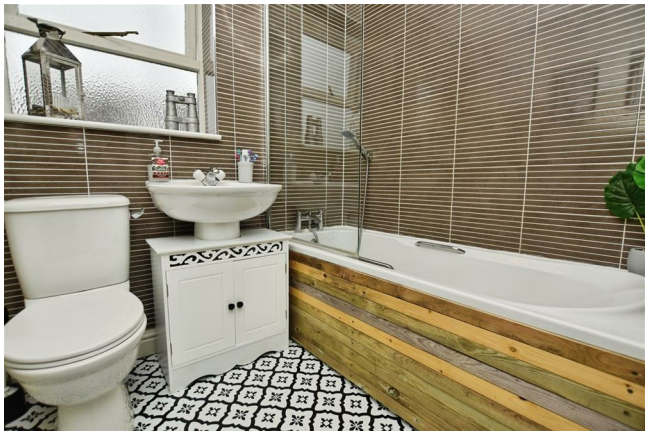
Tiled En suite with walk in shower cubicle , low level W.C. and pedestal wash basin. Towel heater and double glazed window.

Bedroom Two 10'1" x 8'0" (3.09 x 2.46)



A double bedroom with double glazed window and radiator.

Family Bathroom



The family bathroom has tiling to walls and attractive vinyl floor covering. Panelled bath with overhead shower and glazed screen. Pedestal wash basin with useful storage cupboard below and low level W.C. Double glazed window and radiator.

Bedroom Three 10'1" x 7'1" (3.09 x 2.16)



A further double bedroom with double glazed window and radiator.

Bedroom Four 10'9" x 7'8" (3.29 x 2.36)



A further double bedroom with double glazed window and radiator.

Rear House & Garden



Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band E

EPC Rating
EPC rating C

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 - Very Low
Mobile Coverage / Signal - EE okay
Broadband - Basic 21 Mbps/ Superfast 74 Mbps / Ultrafast 1000 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.

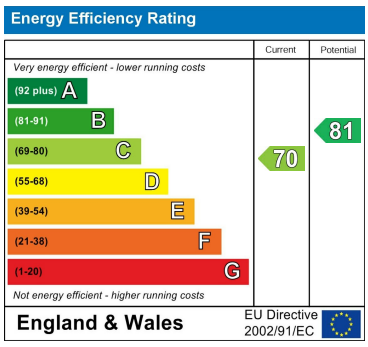
Floor Plan

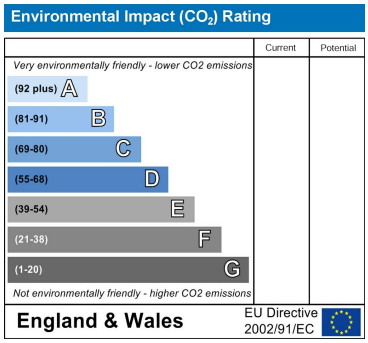


Area Map



Energy Efficiency Graph





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