Whitakers
Estate Agents









171 Well Lane, Hull, HU10 6HT

£275,000

** NO ONWARD CHAIN **

Positioned along the ever-popular Well Lane in Willerby, this attractive two-bedroom semi-detached true bungalow offers well-proportioned accommodation, generous off-street parking and a pleasant rear garden, with open countryside beyond the neighbouring properties.

Approached via a driveway providing off-street parking and access to the garage, the property enjoys an established front garden enclosed by a low brick wall.

Internally, an entrance porch opens into a central hallway, which provides access to the accommodation. The spacious lounge offers a comfortable setting for everyday relaxation, complemented by a separate dining room overlooking the front of the property. The fitted kitchen provides a range of storage cupboards and work surfaces, together with access to the outside.
Both bedrooms are positioned towards the rear of the bungalow and benefit from fitted wardrobes, while the accommodation is completed by a shower room featuring a walk-in shower enclosure.

Externally, the enclosed rear garden incorporates a lawn, paved seating area and established borders, providing an enjoyable space for outdoor relaxation.

The accommodation comprises

Front external




Ground floor

Porch
UPVC double glazed patio doors with side windows, and carpeted flooring.

Entrance hall



Wooden glazed door with side windows, central heating radiator, built-in storage cupboard, and carpeted flooring. Also with access to the loft hatch, and leading to :

Lounge 18'10" x 12'1" (5.76 x 3.69)



Two UPVC double glazed windows and a feature window, central heating radiator, wall mounted electric fireplace, and carpeted flooring.

Dining room 8'5" x 9'5" (2.59 x 2.88)



UPVC double glazed window, and carpeted flooring.

Kitchen 10'0" x 9'4" (3.07 x 2.85)



UPVC double glazed door and window, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washer and a dryer, and integrated oven with hob and extractor hood above.

Bedroom one 12'0" x 11'4" (3.67 x 3.46)



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

Bedroom two 14'10" x 9'10" (4.54 x 3.02)



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

Shower room



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity wash basin with mixer tap, and low flush W.C.

Rear external





Aerial view of the property



Land boundary



Tenure
Tenureship TBC

Council Tax band
Local Authority - East Riding Of Yorkshire
Local authority reference number - WIB356171000
Council Tax band - D

EPC rating
EPC rating - TBC

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 18 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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 Declaration

We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Free Market Appraisals / Valuations

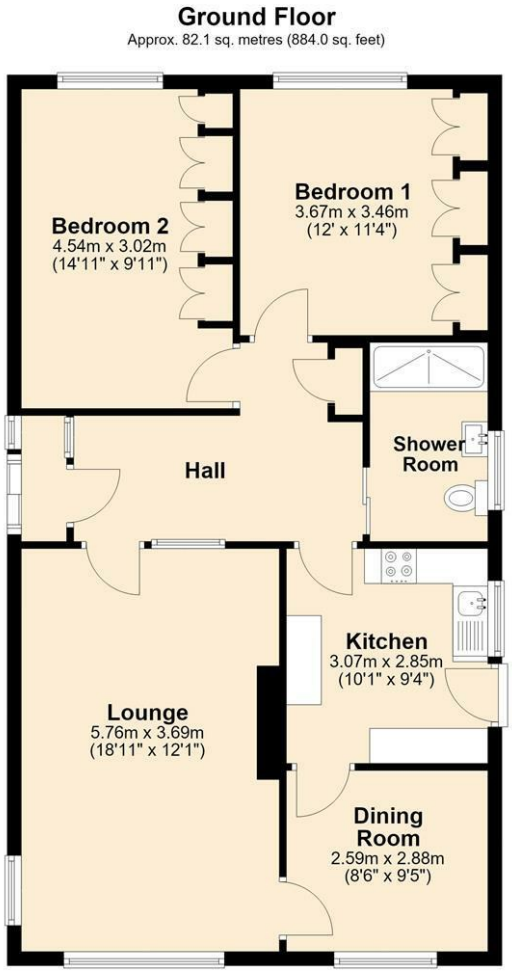
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Making an offer

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 £50.00 - these fees are non refundable.

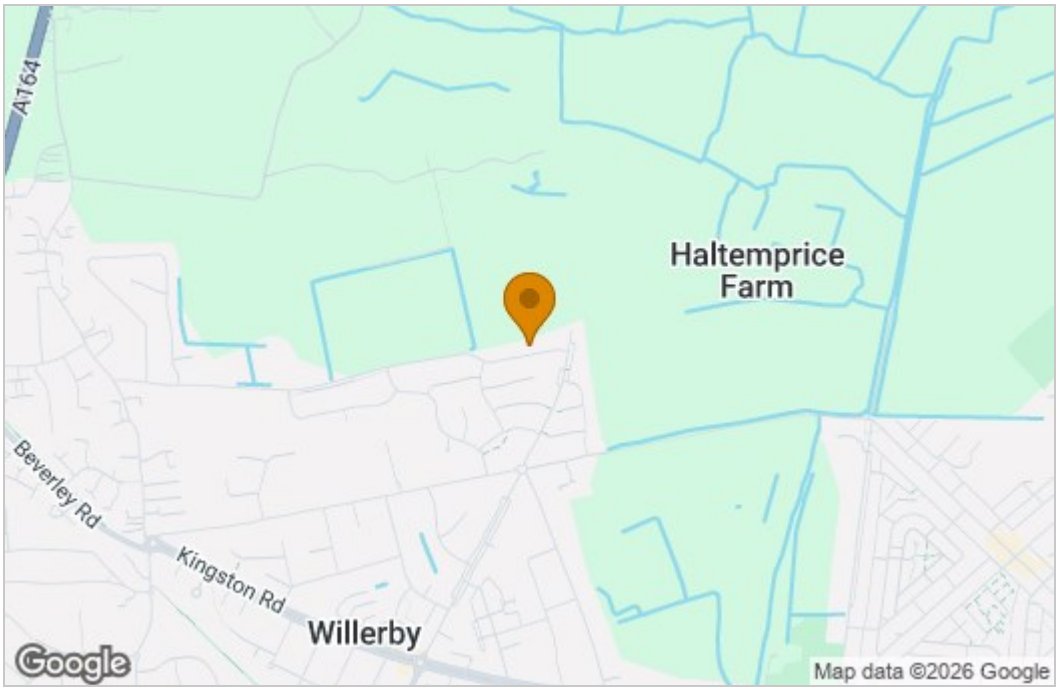
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

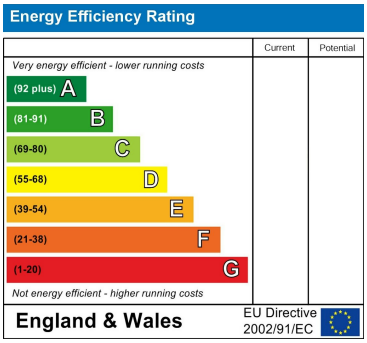


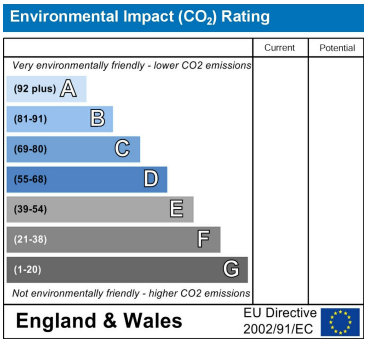
Total area: approx. 82.1 sq. metres (884.0 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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