

70 East End Road, Preston HU12 8UJ

£279,500

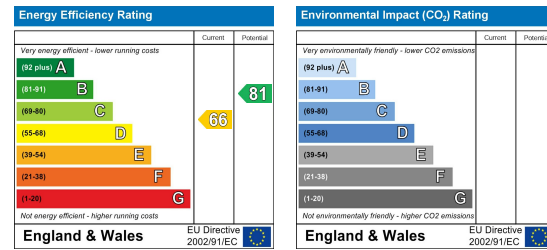
Floor Plan (for identification purposes only)



Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



VIEWS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.



- An Impressive Individual Detached Bungalow
- Offers Well Planned 3 Bedroomed Accommodation
- 18ft Fitted Dining Kitchen & Conservatory
- Large Parking Court & Garage
- Adjoins Open Fields

- Choice Location with Open Views on 3 Sides
- Open Porch, Hall & Spacious 20ft Lounge
- Rear Utility Porch & Modern Shower Room
- Lawned Gardens with Potting Shed & Greenhouse
- Energy Rating - D

A WELL PLANNED AND PRESENTED INDIVIDUAL DETACHED BUNGALOW WHICH ENJOYS A CHOICE LOCATION WITH OPEN VIEWS ON THREE SIDES. THE BUNGALOW OFFERS THREE BEDROOMED ACCOMMODATION COMPLETE WITH A SPACIOUS LOUNGE, A FITTED DINING KITCHEN WITH AN AIR CONDITIONED CONSERVATORY LEADING OFF, REAR UTILITY PORCH AND A MODERN SHOWER ROOM. THERE ARE LAWNED GARDENS WHICH ENJOY A GOOD DEAL OF PRIVACY AND INCLUDE A LARGE BLOCK PAVED PARKING COURT WITH A BRICK BUILT GARAGE. VIEWING HIGHLY RECOMMENDED.

LOCATION

This property enjoys a choice location with open views on three sides and is the last bungalow on the right as you go down East End Road from its junction with School Road and Weghill Road.

Preston is a convenient residential village which lies approximately 2 miles from the Hull city boundary at the junction of the B1240 Bilton to Hedon road and the unclassified Saltend to Burstwick road. The village has a good range of local services and facilities including public houses, shops and the South Holderness sports centre, primary and secondary schools.

ACCOMMODATION

The well planned accommodation has MAINS GAS CENTRAL HEATING via hot water radiators, UPVC DOUBLE GLAZING, a BURGLAR ALARM, a comprehensive external lighting and CCTV System, and is arranged on one floor as follows:

OPEN PORCHWAY

With front entrance door opening into:

ENTRANCE HALL

6'1" x 12'4" overall (1.85m x 3.76m overall) Plus inner hall leading off. There is a built in storage cupboard, ceiling cove, laminate flooring and one central heating radiator.

LOUNGE

14'9" x 20'4" overall (4.50m x 6.20m overall) And including a bay window to the front which enjoys an open outlook. There is a gas living flame effect fire set in an Adam style surround, ceiling cornice, centre rose, double doors leading through to the kitchen and one central heating radiator.

DINING KITCHEN

18' x 9'8" (5.49m x 2.95m) With a good range of matching fitted base and wall units which incorporate cream fronts with contrasting wood effect worksurfaces and a matching breakfast bar, an inset 1 1/2 bowl stainless steel sink, built in double oven cooker and gas hob with splashback and cooker hood over, an integrated microwave, good sized dining area with delft rack, patio doors leading through to the conservatory, ceiling cove, downlighting and one central heating radiator.

CONSERVATORY

12'6" x 11'3" (measured to the glass) (3.81m x 3.43m (measured to the glass)) With a brick base, windows on three sides, a pitched polycarbonate covered roof complete with a ceiling

light/fan fitting, double French doors leading out into the rear garden, laminate flooring and an air conditioning unit. The conservatory enjoys extensive views over the surrounding open fields and rear garden.

REAR UTILITY PORCH

5'11" x 6'4" (1.80m x 1.93m) With fitted base units, worksurface, plumbing for an automatic washer, space for an upright fridge freezer, ceramic tile flooring, cloaks rail, a wall mounted Ideal Logic gas combi boiler, rear entrance door and one central heating radiator.

BEDROOM 1 (FRONT)

12'9" x 9'9" (3.89m x 2.97m) With five door fitted wardrobes incorporating a matching dresser unit with mirror, downlighting and a top storage cupboard, and one central heating radiator.

BEDROOM 2 (REAR)

9'8" x 9'10" (2.95m x 3.00m) With two door fitted wardrobes, matching cupboards and display shelving, and one central heating radiator.

BEDROOM 3 (FRONT)

7'2" x 10'3" overall (2.18m x 3.12m overall) With ceiling cove, fitted shelving, laminate flooring and one central heating radiator. N.B. This bedroom is currently used as an office.

SHOWER ROOM

7'3" x 6'3" (2.21m x 1.91m) With a modern, extra large walk in shower cubicle incorporating a fixed drench shower as well as a hand shower, fitted vanity unit with wash hand basin, low level w.c., ceramic tile flooring, full height tiling to the walls, shaver point and one central heating radiator.

OUTSIDE

There are lawned, open plan foregardens and a

private entrance drive leads into a large block paved PARKING COURT alongside the house where there is also a brick and tile built single GARAGE 9'6" X 15'10" with an electrically operated main door and a side personal door.

To the rear is a mainly lawned garden which incorporates a block paved PATIO, an ornamental border and a brick built POTTING SHED and GREENHOUSE 5'9" x 15' with a covered porchway in front. The rear garden enjoys a good deal of privacy and backs onto open fields.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

EXTRAS

All fitted floor coverings and blinds, together with other fixtures and fittings detailed in these sales particulars, will be included in the sale price.