Whitakers
Estate Agents









4 Sycamore Close, Preston, HU12 8TZ

£160,000

SITUATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF PRESTON, THIS BEAUTIFULLY PRESENTED TWO-BEDROOM HOME IS OFFERED IN TRUE MOVE-IN CONDITION, MAKING IT AN IDEAL CHOICE FOR BUYERS LOOKING TO SETTLE IN WITH MINIMAL FUSS.

THE PROPERTY BOASTS A GENEROUSLY PROPORTIONED WRAP-AROUND GARDEN, PERFECT FOR OUTDOOR ENJOYMENT, ALONG WITH THE ADDED BENEFIT OF A BRICK-BUILT SHED PROVIDING VALUABLE ADDITIONAL STORAGE SPACE. TO THE FRONT, THERE IS OFF-STREET PARKING FOR TWO VEHICLES, OFFERING BOTH CONVENIENCE AND PRACTICALITY.

THIS FANTASTIC HOME WILL APPEAL TO FIRST-TIME BUYERS AND DOWNSIZERS ALIKE, PRESENTING AN EXCELLENT OPPORTUNITY TO ACQUIRE A MODERN PROPERTY IN A DESIRABLE LOCATION. EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.

Entrance Hall

Access via a double glazed front door. The entrance hall is laminated throughout, and leads to the stairs to the first floor, and the lounge.

Lounge




A large square bay window to the front aspect, with carpet throughout, an electric fire, and under stairs storage cupboard.

Fitted Kitchen




Modern fitted kitchen, with all integrated appliances, LVT flooring throughout and a double glazed door leading to the rear garden.

Bedroom 1




The master bedroom benefits from 2x storage cupboards, a UPVC window to the front aspect, and carpeted throughout.

Bedroom 2



Second bedroom is carpeted throughout, a UPVC window to the rear aspect and a radiator.

Bathroom



Well presented family bathroom with fully tiled walls, a UPVC window to the rear aspect, a rainfall shower over the bath, vanity sink, and a WC.

Shed



Spacious shed, with access via a single door.

Outside




Partial paving and partial turf, low maintenance spacious garden which wraps around the rear and side of the property. To the front aspect, the property benefits from off street parking for 2x vehicles.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Council Tax
East Riding of Yorkshire tax band A

Tenure
Freehold

EPC

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 5 Mbps Ultrafast 10000 Mbps
Coastal Erosion - no
Coalfield or Mining Area - no
Planning - no

Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited 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 shown 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.

Whitakers Estate Agents Limited 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.

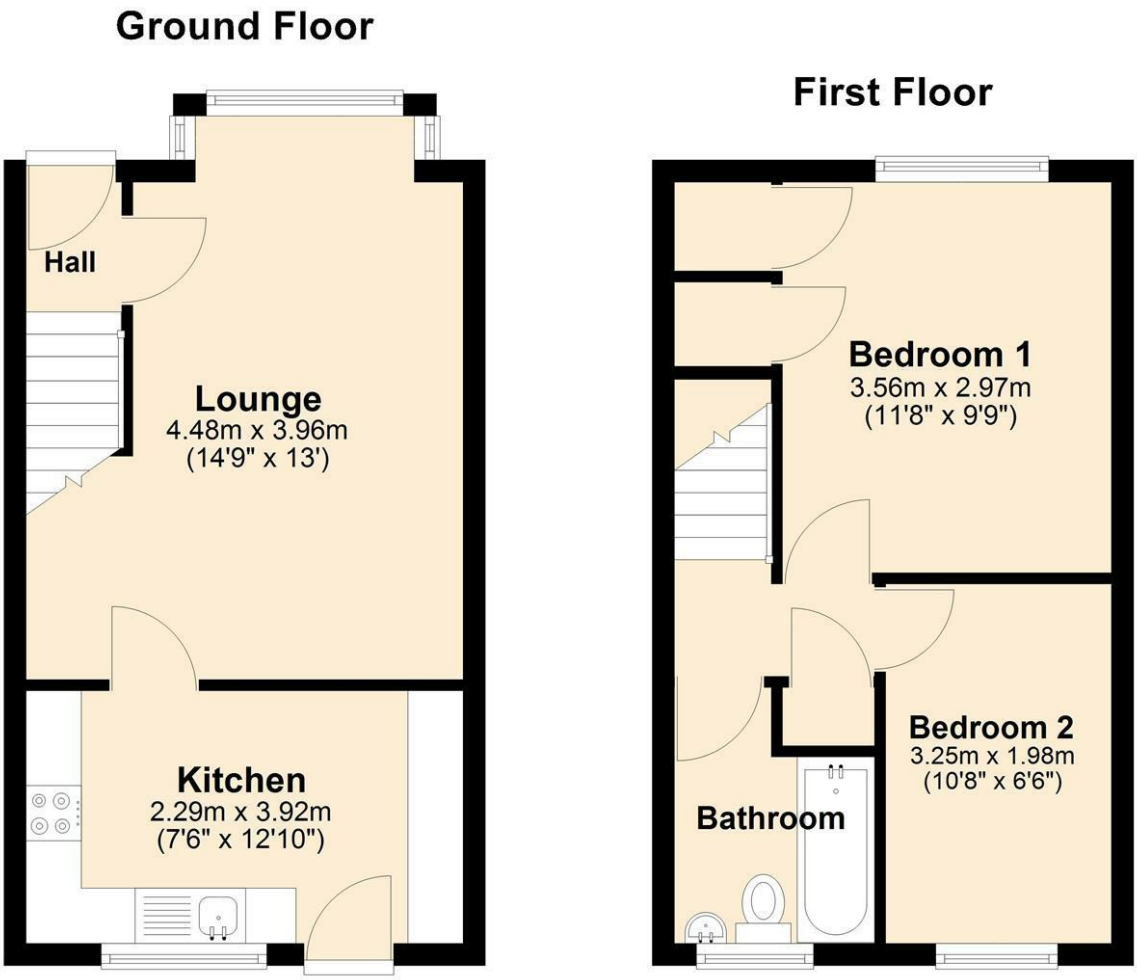
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the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

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.

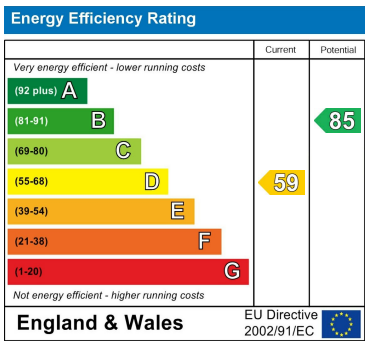
Floor Plan

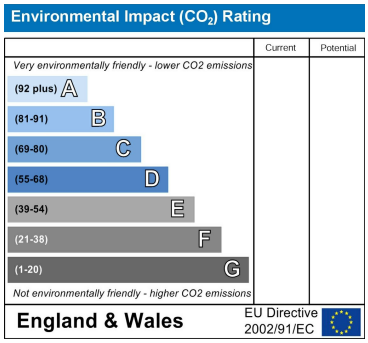


Area Map



Energy Efficiency Graph





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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