# Whitakers
Estate Agents

## 38 New Road, Hedon, HU12 8EN

**£235,000**

BEAUTIFULLY PRESENTED THROUGHOUT AND SITUATED IN THE SOUGHT-AFTER VILLAGE LOCATION OF HEDON, CLOSE TO LOCAL SCHOOLS, AMENITIES AND EXCELLENT TRANSPORT LINKS, THIS SPACIOUS THREE DOUBLE BEDROOM FAMILY HOME OFFERS THE PERFECT OPPORTUNITY FOR ITS NEXT OWNERS TO MOVE STRAIGHT IN.

THE PROPERTY BOASTS THREE GENEROUS DOUBLE BEDROOMS, ALONG WITH AN ADDITIONAL LOFT SPACE ACCESSED VIA A FIXED STAIRCASE, PROVIDING VERSATILE EXTRA ACCOMMODATION. TO THE GROUND FLOOR, THE HOME FEATURES A COMFORTABLE LOUNGE, SEPARATE DINING ROOM, FITTED KITCHEN, AND A BRIGHT CONSERVATORY, OFFERING FURTHER LIVING AND ENTERTAINING SPACE. FRONT AND REAR GARDENS COMPLETE THIS FANTASTIC FAMILY HOME.

EARLY VIEWING IS HIGHLY RECOMMENDED – THIS PROPERTY IS NOT TO BE MISSED.

## Entrance Hall

Spacious entrance hall with laminate flooring throughout. - Leading to;

## Lounge 13'1" x 12'2" (4.01 x 3.71 )

Well presented lounge, with carpet throughout, a fitted wood burner, with a beautiful exposed brick fire surround, and a UPVC window to the front aspect.

## Lounge Feature Fireplace

## Dining To Kitchen

## Dining Room 13'1" x 12'2" (4.01 x 3.71)

Convenient separate dining room, with laminate flooring throughout, a gas fire, and fitted storage cupboards. The dining room leads to the fitted kitchen, and a separate entrance to the conservatory.

## Breakfast Kitchen 16'6" x 6'11" (5.04 x 2.11)

Offering plenty of floor and wall units, this modern presented kitchen is great for everyday living. Comprising of a range cooker, a stainless steel sink, and UPVC windows to the side and rear aspects, with an additional double glazed door leading to the conservatory.

## Conservatory 17'2" x 7'9" (5.24 x 2.37)

Well proportioned conservatory with tile flooring

throughout, a radiator, and a double glazed door leading to the rear garden.

### Landing Feature Window

### Bedroom One 12'3" x 11'1" (3.74 x 3.40 )

Spacious master bedroom with original wood flooring, and a beautiful original fireplace, a UPVC window to the front aspect and a radiator.

### Bedroom One Fireplace

Original Feature Fireplace

### Bedroom Two 12'4" x 11'1" (3.76 x 3.40 )

Second double bedroom, with laminate flooring, a UPVC window to the rear aspect, and a radiator.

### Bedroom Two Feature Fireplace

Original Feature Fireplace

### Bedroom Three 11'0" x 8'4" (3.37 x 2.55)

Third double bedroom, with carpeted flooring, and a UPVC window to the front aspect.

## Family Shower Room

Family shower room with lino flooring throughout, an overhead shower with independent closure, low level WC and a vanity sink.

## Loft Room 17'11" x 12'3" (5.48 x 3.74)

Convenient loft space, with access via a fixed staircase, which has previously been used as a bedroom. Laminate flooring throughout, with a velux style window to the rear aspect.

## Walk-in Wardrobe

Walk in wardrobe with access from the loft space, with a plumbed in sink unit.

## Garden Seating

## Gardens

Low maintenance rear access, benefitting from an outside WC. Access to the rear gardens via the side alleyway, or the rear doors.

## Council Tax

East Riding of Yorkshire council tax band B

## Tenure

Freehold

## 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/Three/O2
Broadband - Ultrafast 10000 Mbps

Coastal Erosion - no
Coalfield or Mining Area - no
Planning - 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

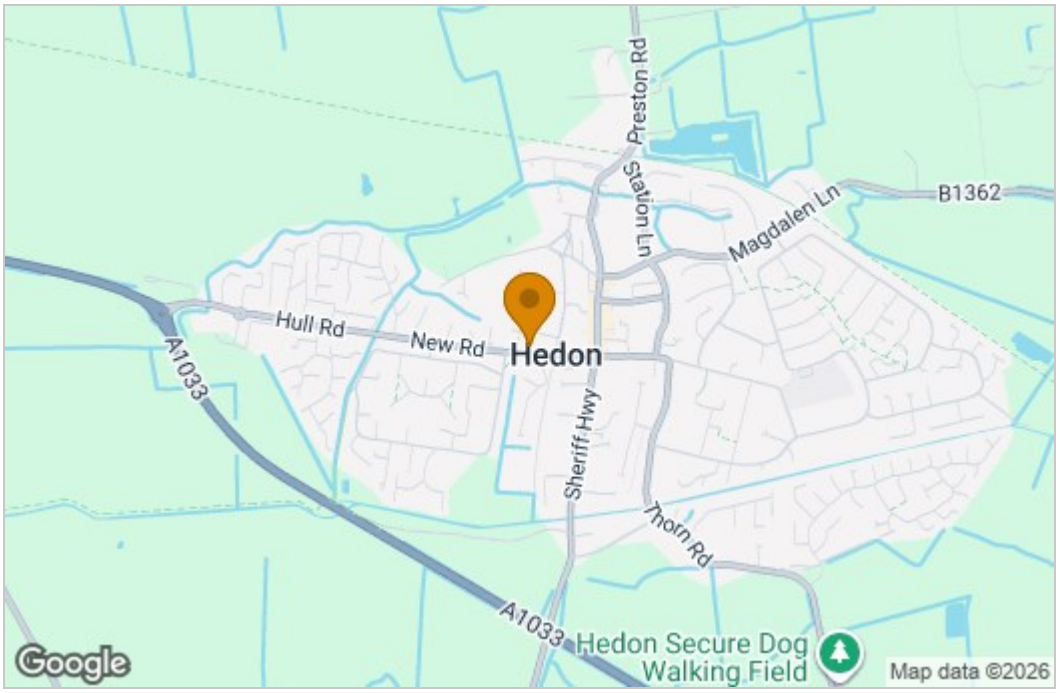
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per 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.

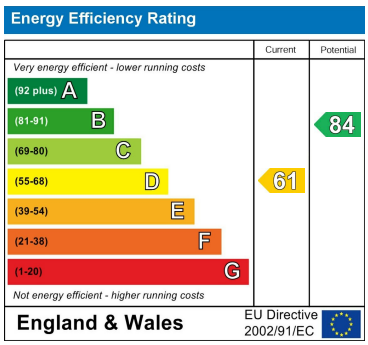
## Floor Plan

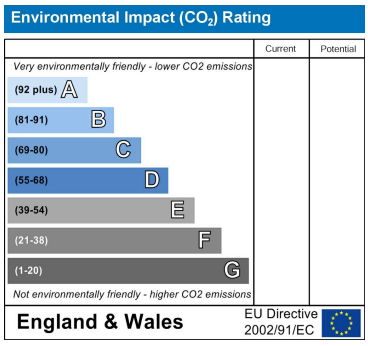
Total area: approx. 149.5 sq. metres (1608.7 sq. feet)

## 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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