

# Whitakers

Estate Agents



## 20 Baildon Court, Hedon, HU12 8GS

**£140,000**

"IDEAL FOR THE FIRST TIME BUYER / INVESTOR"

Enjoying OPEN VIEWS to the rear, this modern TERRACED PROPERTY comes to market with NO ONWARD CHAIN , ready for a new owner to move into.

The well laid out accommodation includes a fitted KITCHEN, ground floor W.C. and a comfortable LIVING/ DINING room with patio doors opening out to the rear GARDEN, creating a lovely space for entertaining family & friends.

There are TWO DOUBLE BEDROOMS and a BATHROOM to the first floor, the rear bedroom boasts stunning open views, lovely to wake up to in the morning!

There is an enclosed rear GARDEN and ALLOCATED OFF ROAD PARKING SPACE to the front elevation.

Set on the popular Leaf Sail Farm development and within easy reach of all the amenities that the Historic Market Town of Hedon has to offer.

Do not delay, arrange your viewing today!

## Accommodation Comprising

### Entrance & Hall

Canopied front entrance door opens to welcome you in to view with doors to the lounge and ground floor W.C. and an opening to the kitchen.

### Kitchen



Fitted units to base and walls with complimentary work surface and tiled splashbacks. Stainless steel sink with mixer tap and drainer. Built in oven with four ring gas hop and extractor unit above. Space for fridge freezer, plumbing for automatic washing machine.

### Ground Floor W.C.



With low level W.C. and wash basin.

## Living Room



A comfortable living room with feature fireplace and patio doors opening out to the rear garden. Ample room for table & chairs, creating a lovely space for entertaining family & friends. Radiator and laminate flooring.

## Bedroom One



A double bedroom with two double glazed windows and radiator.

## Bedroom Two



A double bedroom with double glazed window, enjoying views over open fields. Radiator and carpet.

### Bathroom

Panelled bath with over head shower and vanity unit housing the wash basin with useful storage below . Low level W.C. and radiator.

### Garden



The rear garden is mainly laid to lawn with a has a paved patio and timber garden shed. Timber fencing to boundaries.

### Off Road Parking

Allocated parking space to front elevation.

### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band B

### EPC Rating

EPC rating D

### 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 - O2 good/ EE/Three/Vodafone all okay

Broadband - Basic 10 Mbps / Ultrafast 10000 Mbps

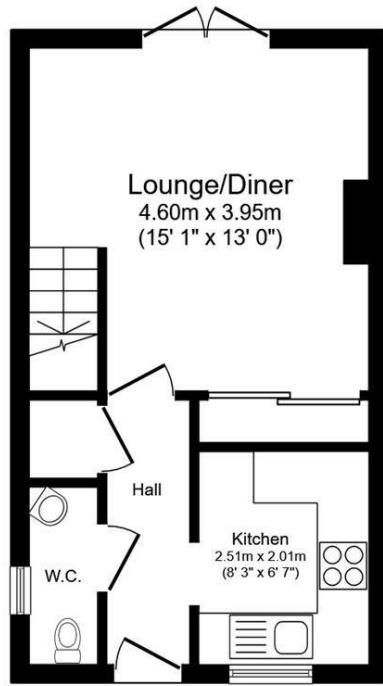
Coastal Erosion - No

Coalfield or Mining Area - No

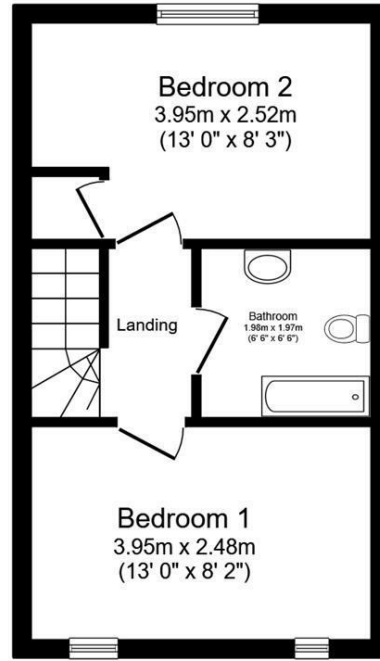
### Whitakers Estate Agent Declaration.

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.

# Floor Plan



**Ground Floor**  
Floor area 28.3 sq.m. (305 sq.ft.)

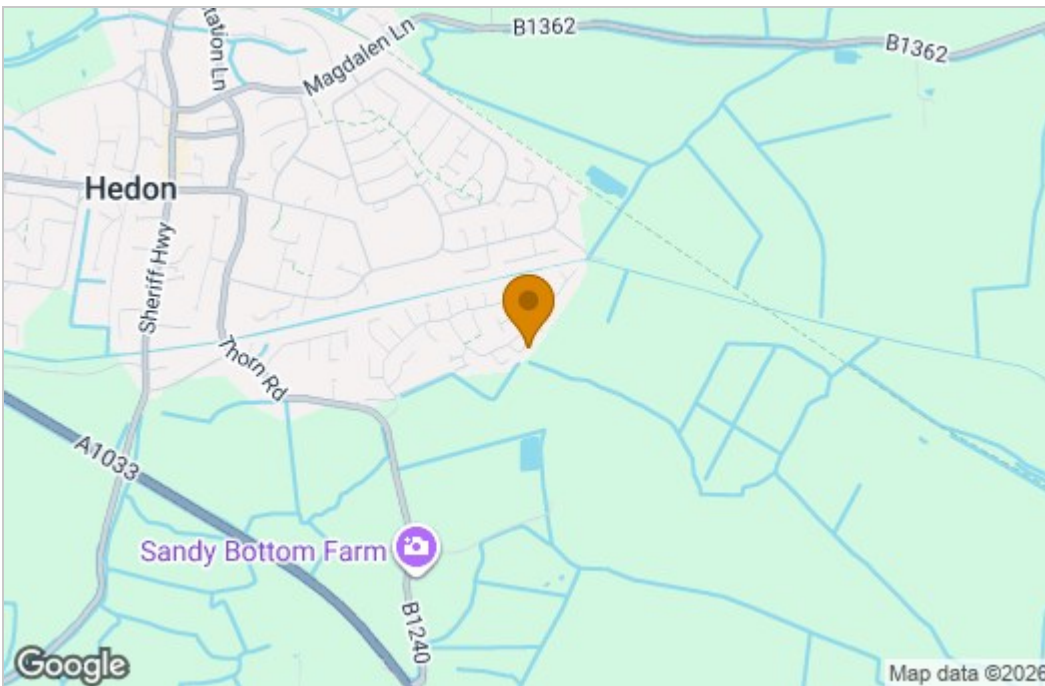


**First Floor**  
Floor area 28.3 sq.m. (305 sq.ft.)

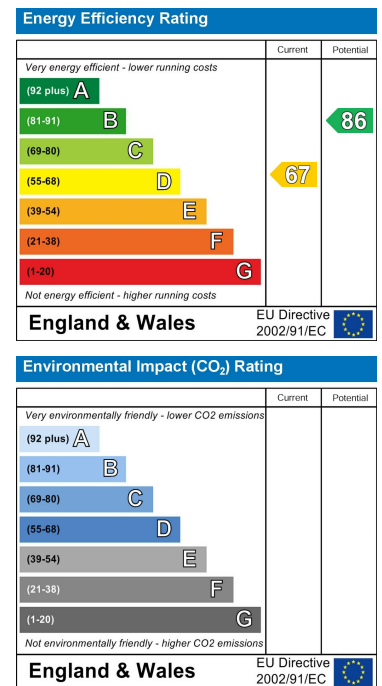
Total floor area: 56.6 sq.m. (610 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.