

Whitakers

Estate Agents



38 New Road, Hedon, HU12 8EN

£240,000

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

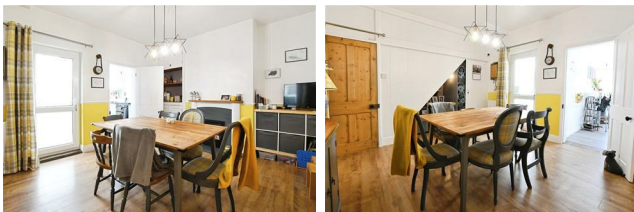
Spacious entrance hall with laminate flooring throughout. - Leading to;

Lounge



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.

Dining Room



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.

Fitted Kitchen



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



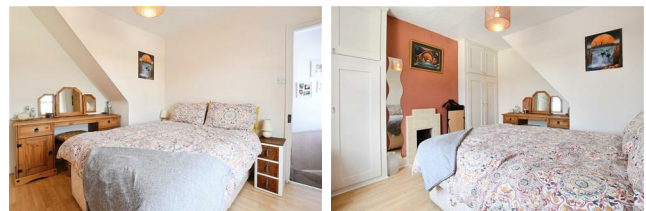
Well proportioned conservatory with tile flooring throughout, a radiator, and a double glazed door leading to the rear garden.

Bedroom 1



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

Bedroom 2



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

Bedroom 3



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 Space



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.

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.

Floor Plan

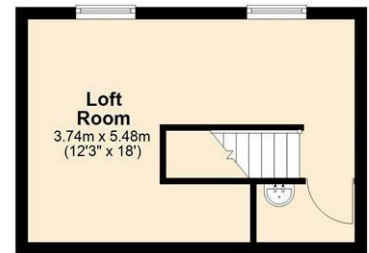
Ground Floor



First Floor

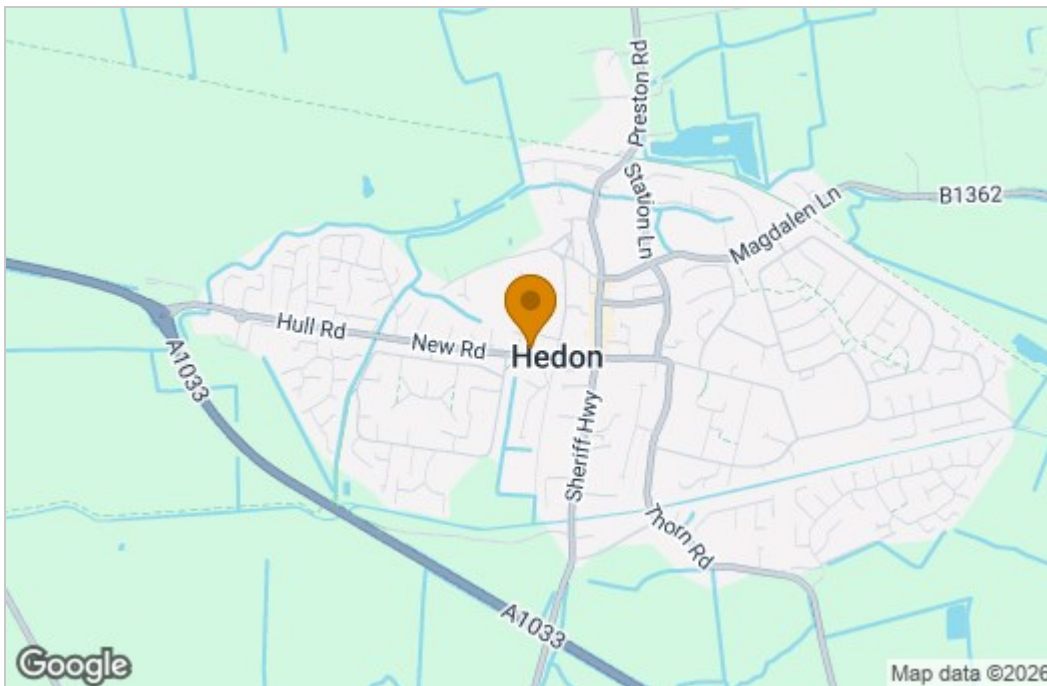


Second Floor



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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.