Whitakers
Estate Agents

14 St. Marys Drive, Hedon, HU12 8NG

£185,000

"WOW.. TAKE A LOOK AT THIS SUPERB SEMI DETACHED TRUE BUNGALOW" Fully refurbished and reconfigured to create a fabulous OPEN PLAN LIVING/ DINING/ KITCHEN with BI FOLD DOORS opening out to the rear GARDEN, a wonderful space for those who love to entertain and enjoy gatherings with family & friends. The bungalow offers TWO DOUBLE BEDROOMS with the main bedroom having a range of slide robes, providing ample storage facilities, complete with a contemporary BATHROOM suite with attractive wall boarding for easy maintenance.

Outside there are lawned GARDENS to front and rear and a PRIVEATE DRIVEWAY, providing ample OFF ROAD PARKING and access to the GARAGE.

Set off Inmans Road in the popular market town of Hedon and within easy reach of all local amenities.

We anticipate a high demand for this superb bungalow.

DO NOT DELAY, CALL TO ARRANGE YOUR VIEWING TODAY!!

Accommodation Comprising

Entrance Hall

Entrance is via the side elevation, a double glazed door opens into the hallway, welcoming you in to view the superb accommodation on offer.

Lounge & Dining Area

Kitchen

A superb range of high gloss units to base and walls with complimentary work surface and tiled splashbacks. Built in oven with electric oven and stainless steel extractor hood above. Sink unit with mixer tap, Integrated fridge freezer and plumbed for washing machine. Two double glazed windows and laminate flooring. Open to lounge.

Kitchen

Dining

Open from the lounge the dining room has spotlighting above, creating a lovely ambience for dining.

Dining Area

Open Plan Layout 17'2" x 20'5" (5.24 x 6.24)

L shape open plan layout, measured at widest points. The living area is to the rear of the property with bifold doors opening out to the rear garden.

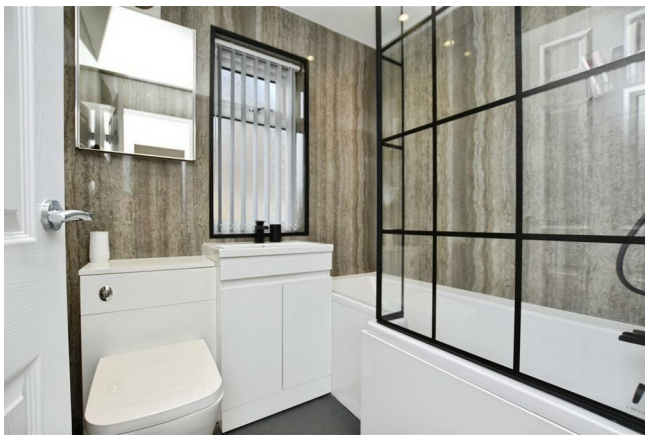
Garden Patio

Lounge

A comfortable open plan living area with stunning feature wall incorporating the contemporary living flame fire and T.V. unit. Bifold doors open out to the rear garden, beckoning the outside in, a wonderful social space, perfect for entertaining family & friends. Laminate flooring and radiator.

Lounge Feature

Bathroom 6'4" x 5'7" (1.94 x 1.72)



A contemporary bathroom suite with P shape panelled bath, overhead shower and screen. Vanity unit incorporating the wash basin with useful storage cupboard below and toilet with concealed cistern. Wall boarding, towel heater and vinyl flooring

Bedroom One 12'11" x 11'6" (max) (3.94 x 3.52 (max))

A double bedroom with a range of fitted slide robes, providing ample storage facilities. Double glazed window, laminate flooring and radiator.

Bedroom Two 12'1" x 8'11" (max) (3.69 x 2.72 (max))

A further double bedroom with double glazed window, radiator and laminate flooring.

Garage & Driveway

A private driveway, provides ample off road parking and access to the garage.

Gardens

Lawned gardens to front and rear with the rear

garden is family & pet friendly being enclosed with timber fencing, and having a decked area, ideal for outdoor dining.

Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band B

EPC Rating
TBC

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 - Medium risk
Mobile Coverage / Signal - O2/ EE/ Three and Vodafone all okay
Broadband - Basic 14 Mbps /Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

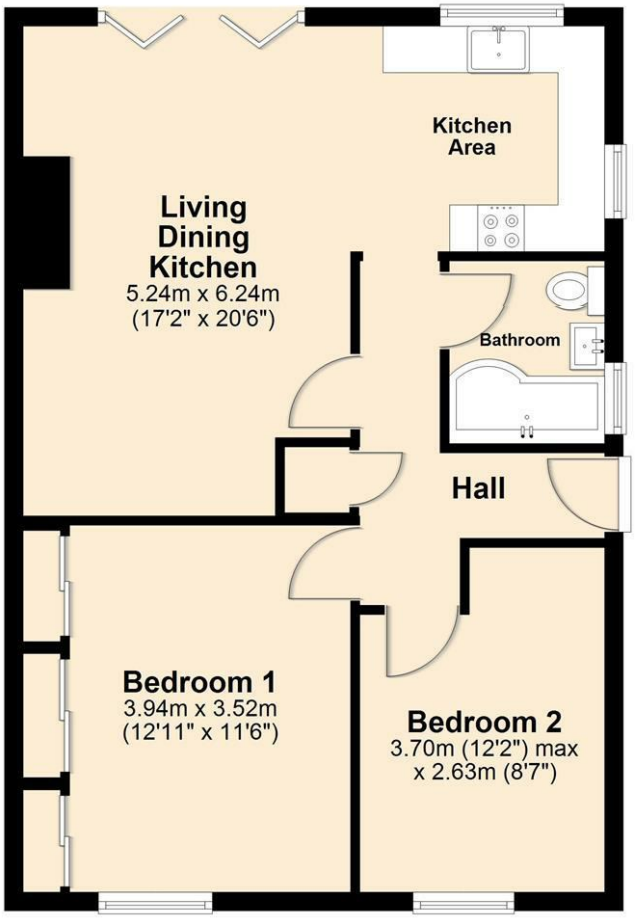
Whitakers Estate Agent Declaration.
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

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.

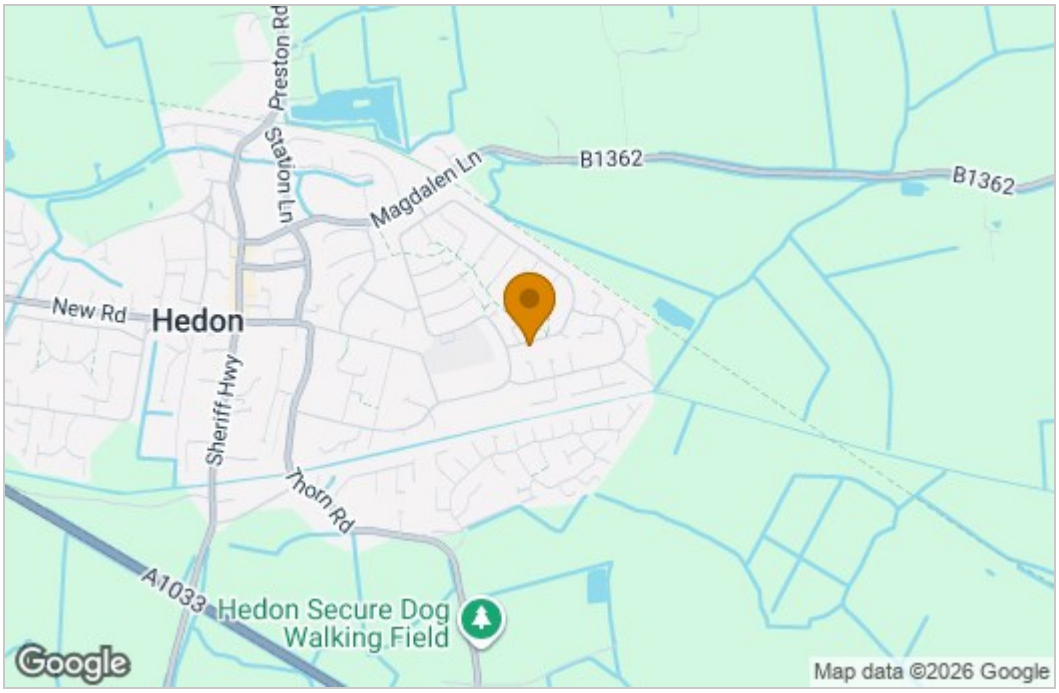
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

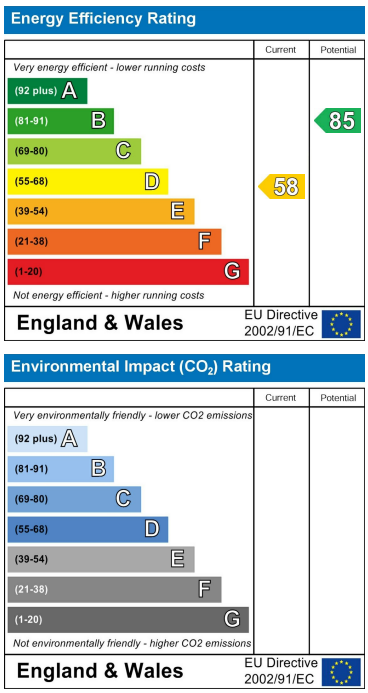
Ground Floor



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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