Whitakers
Estate Agents

16 Princes Avenue, Hedon, HU12 8DH

£175,000

THIS LOVELY, EXTENDED 3 BEDROOM HOME IS A MUST FOR BOTH FIRST TIME BUYERS AND FAMILIES ALIKE!

Situated on a peaceful cul-de-sac in the ever popular Market Town of Hedon, just a short stroll from the vibrant mix of shops, cafe's, pubs and restaurants available within the town, the property is also vell placed for highly rated local schools and benefits from outstanding transport links both into the City of Hull and out to the East Coast and surrounding villages!

Having been much improved and extended by the current owners to provide spacious and versatile family accommodation, this represents an outstanding opportunity to purchase a lovely family home in "move-in" condition!

Internally the side entrance door leads to a welcoming entrance hallway with stairs to the first floor and a doors into the modern family bathroom and downstairs living space. The bright and spacious lounge provides provides space for relaxation whilst the well proportioned dining room leads into a modern fitted kitchen with integrated appliances. The extended Garden/Utility Room to the rear of the property has plumbing for appliances and uPVC French Doors into the garden whilst upstairs there are two double bedrooms and a generous single bedroom.

Having the additional benefit of a lovely low maintenance garden with bar and hot tub option and off road parking for two cars to the rear together with gas central heating and uPVC glazing throughout, this property is perfect for a range of buyers and internal viewing is highly recommended!

The Accommodation Comprises

Entrance Hallway

uPVC side entrance door into entrance hallway with wooden flooring, central heating radiator, uPVC window to side and stairs to first floor. Internal door into...

Bathroom 4'9 x 9'11 (1.45m x 3.02m)

Modern family bathroom comprising shaped bath with dual head mains shower over and fitted screen, low flush wc and vanity hand wash basin. Heated towel rail, tiled walls and flooring and uPVC window to side aspect

Living Room 9'11 x 15'5 (3.02m x 4.70m)

With uPVC bay window to front aspect carpeted flooring, under stair cupboard, central heating radiator and door into.....

Dining Room 9' x 10'7 (2.74m x 3.23m)

With laminate flooring and central heating radiator, opens into.....

Kitchen 9'11 x 9'7 (3.02m x 2.92m)

Modern kitchen fitted with a range of contemporary shaker style wall and base units, contrasting work surfaces and splashbacks. 4 ring induction hob with extractor over and mid level double oven/grill. Composite sink/drainer, integrated fridge/freezer and dish washer and continuation of laminate flooring with double doors into the garden room.

Sun Room/Utility 7'7 x 15'5 (2.31m x 4.70m)

Laminate flooring, feature tower radiators, uPVC French doors into garden, plumbing for automatic washing machine, ample space for family seating and space for free standing appliances.

First Floor Landing

Carpeted stairs from entrance hallway to first floor landing.

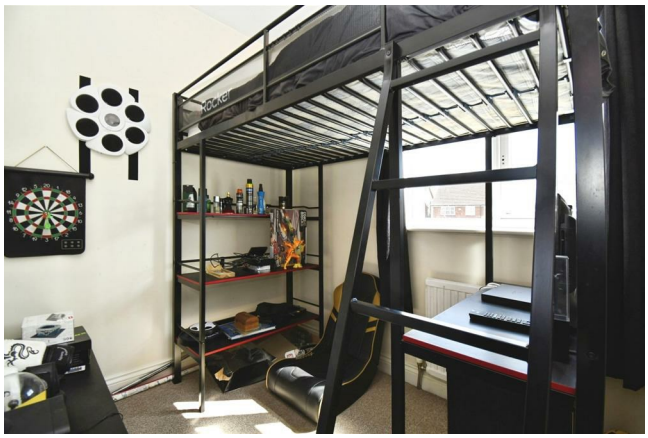
Bedroom One 9'11 x 15'5 (3.02m x 4.70m)

uPVC window to front aspect, fitted wardrobes, carpeted flooring and central heating radiator.

Bedroom Two 9'5 x 7'6 (2.87m x 2.29m)

uPVC window to rear aspect, fitted wardrobes, carpeted flooring and central heating radiator.

Bedroom Three 6'5 x 7'7 (1.96m x 2.31m)



uPVC window to rear aspect, carpeted flooring and central heating radiator.

Gardens

To the front of the property is a small courtyard garden with perimeter walls and fencing whilst side gate access leads to the rear low maintenance garden with artificial turf garden bar and hot tub hut (available by negotiation) and perimeter fencing, with parking to the rear for two vehicles.

Parking

To the rear of the property and accessed via tenfoot there is parking for two vehicles whilst there is additional shared parking available off the rear ten foot.

Tenure
The property is Freehold

Council Tax
Council Tax band B
East Riding of Yorkshire Council

EPC
EPC Rating C

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/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 - 16/10712/HHNOT | (18-05-2016)
Status: Approved (No Objs) Extension HHNOT
Erection of a single storey extension to rear extending 6m beyond the rear wall of the original house, maximum height 2.975m high and 2.82m to eaves

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.

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.

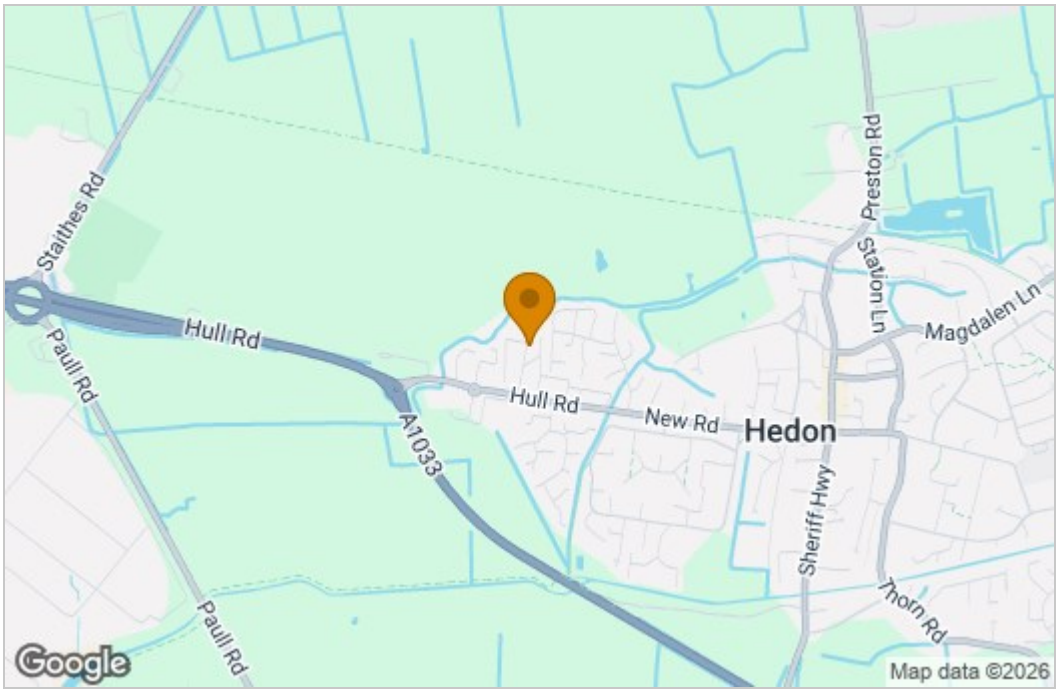
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All 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.

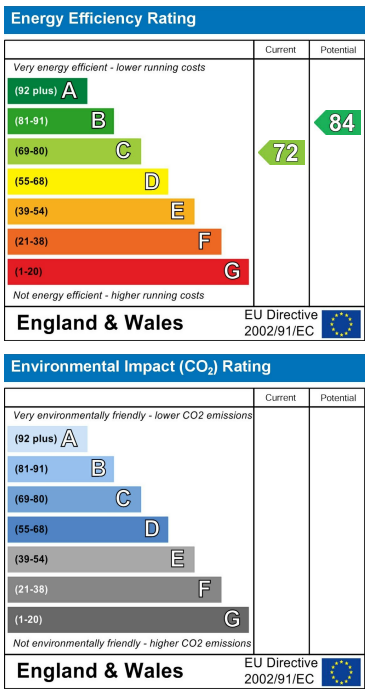
Floor Plan

Total area: approx. 89.7 sq. metres (965.9 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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