

# Whitakers

Estate Agents



## 10 Alured Garth, Hedon, HU12 8LZ

**£160,000**

WHITAKERS ARE DELIGHTED TO PRESENT THIS BEAUTIFULLY APPOINTED TWO-BEDROOM BUNGALOW, NESTLED WITHIN THE HIGHLY SOUGHT-AFTER MARKET TOWN OF HEDON. OFFERING SPACIOUS AND STYLISH ACCOMMODATION THROUGHOUT, THIS IMMACULATELY PRESENTED HOME IS READY TO MOVE STRAIGHT INTO, MAKING IT AN IDEAL CHOICE FOR A RANGE OF BUYERS SEEKING MODERN, LOW-MAINTENANCE LIVING.

THE ACCOMMODATION BRIEFLY COMPRISES A BRIGHT AND GENEROUSLY PROPORTIONED LOUNGE FEATURING A RECENTLY INSTALLED DUAL-FUEL LOG BURNER, TWO WELL-SIZED BEDROOMS, A CONTEMPORARY FITTED KITCHEN, AND A MODERN FAMILY BATHROOM. EXTERNALLY, THE PROPERTY ENJOYS ATTRACTIVE AND WELL-MAINTAINED GARDENS TO BOTH THE FRONT AND REAR, TOGETHER WITH A LINK-DETACHED GARAGE PROVIDING VALUABLE ADDITIONAL STORAGE OR SECURE PARKING. THE PROPERTY HAS BEEN TASTEFULLY RENOVATED THROUGHOUT AND FURTHER BENEFITS FROM A NEWLY INSTALLED BOILER, OFFERING PEACE OF MIND TO THE NEXT OWNER.

AN EXCEPTIONAL HOME IN A DESIRABLE LOCATION – EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS PROPERTY HAS TO OFFER.

### Entrance Hall

Entrance access via a double glazed door from the side of the property. Loft hatch, access via a fixed pull down ladder. The entrance hall comprises of two storage cupboards.

### Lounge



Beautiful spacious lounge, with a newly fitted dual fuel log burner, great for the colder months. Finished to a high standard with a large UPVC window to the front aspect.

### Fitted Kitchen



Benefits from a wide range of floor and wall units with stainless steel sink. Access to the rear gardens through the double glazed door.

### Family Bathroom



Modern family bathroom, with a three piece suite comprising of a low level WC, a pedestal sink, and a bath with an overhead shower. A UPVC window to the side aspect, and tiled walls.

### Bedroom 1



Well presented master bedroom to the rear of the property, with ample fitted wardrobe, double glazed window and a radiator.

### Bedroom 2



Second bedroom, currently used as a single bedroom with fitted wardrobe and cupboards, but this room could be utilised as a small second double bedroom. UPVC window to the front aspect, and a radiator.

### Gardens



Low maintenance rear garden, with a spacious side drive, suitable for multiple vehicles.

### Garage



The property benefits from a link detached garage, with an up and over door, providing additional storage space, or an extra vehicle parking space.

### Council Tax

East Riding of Yorkshire council tax band B

EPC  
EPC rating C

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 - low

Mobile Coverage/Signal - EE/ Vodafone/  
Three/O2

Broadband - Basic 14 Mbps 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

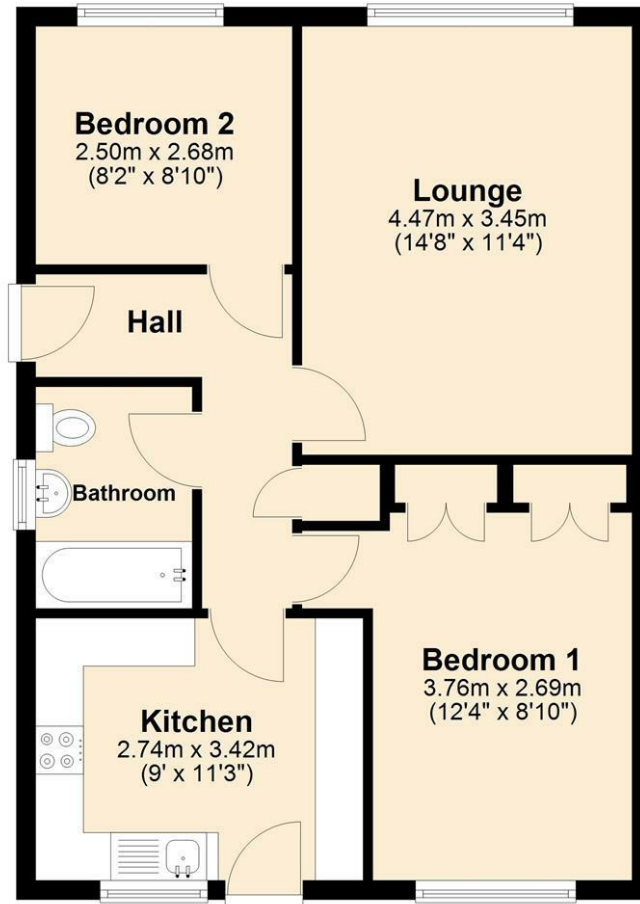
In order to progress an offer, we are legally required by HMRC to conduct anti-money

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.

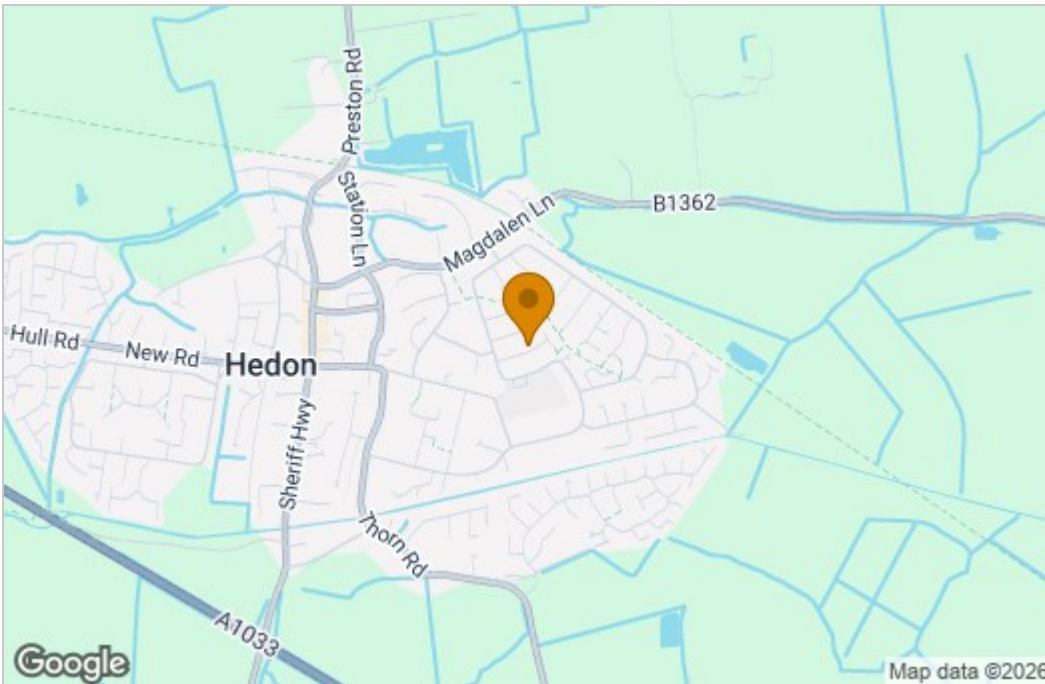
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

# Floor Plan

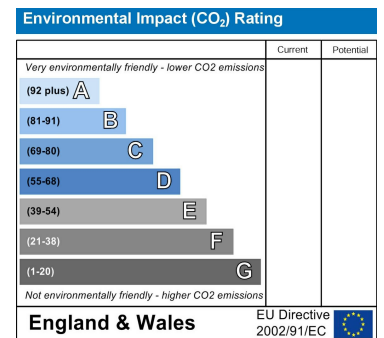
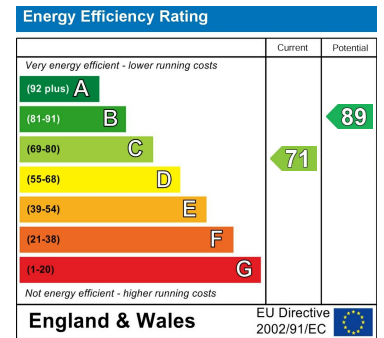
## Ground Floor



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