Whitakers
Estate Agents

# 14 Magdalen Court, HU12 8NF

## £115,500

***IDEAL FOR THE FIRST TIME BUYER**
This MID TERRACED PROPERTY has been recently refurbished comes to market with NO ONWARD CHAIN, ready and waiting for new owners to move straight into!
The property boasts : A front ENTRANCE PORCH with an internal door opening into the light and airy LOUNGE. There is a recently fitted, contemporary BREAKFAST KITCHEN in a lovely sage green colour with complimentary worksurface and includes a built in oven, hob and stainless steel extractor hood above, perfect for culinary creations. A double glazed door opens out to the rear GARDEN with space for OFF ROAD PARKING and a garden shed providing useful storage.
There is a modern BATHROOM with three piece suite and shower along with TWO BEDROOMS. There is a pleasant green space to the rear of the property with mature trees and shrubbery providing a lovely back drop to this home.
Set off Inmans Road in the popular market town of Hedon and within easy reach of all local amenities and highly regarded schools.
We anticipate a high demand for this property
DO NOT DELAY, CALL TO ARRANGE YOUR VIEWING TODAY!!

## Accommodation Comprising

### Entrance Porch

A double glazed front entrance door opens to the porch with an internal door opening to the lounge.

### Breakfast Kitchen

Recently fitted, the breakfast kitchen has a range of wall and base units in a lovely shade of sage green with complimentary work surface, including a breakfast bar and upstands. Stainless steel sink with mixer tap and drainer. Built in oven with electric hob and stainless steel extractor hood above. Plumbed for automatic washing machine and space for fridge freezer. Double glazed window and door providing access to the rear garden. Vinyl flooring and radiator.

### Breakfast Bar

### Lounge

A light and airy lounge with feature double glazed window to front elevation allowing ample light to flow through. A staircase takes you up to the first floor and provides useful storage cupboards below. Laminate flooring and radiator.

### Bedroom One

A double bedroom with useful storage cupboard. Double glazed window to front elevation, radiator an laminate flooring.

### Bedroom Two

Will double glazed window and radiator.

## Bathroom

A modern bathroom , part tiled with panelled bath and overhead shower. Vanity unit housing the wash basin with useful storage cupboard below, low level W.C. Double glazed window, radiator and vinyl flooring.

## Garden

The garden is easily maintained with attractive pebbles and a paved walkway. Timber fencing to part boundary and timber shed providing storage. Open to the rear green space and ten foot providing rear access.

## Off Road Parking

The ten foot to the rear provides easy access to the off road parking area.

## Tenure
Tenure is Freehold

## Council Tax Band
East Riding of Yorkshire Council Tax Band A

## EPC Rating
EPC rating C

## Making An Offer
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.

## 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.

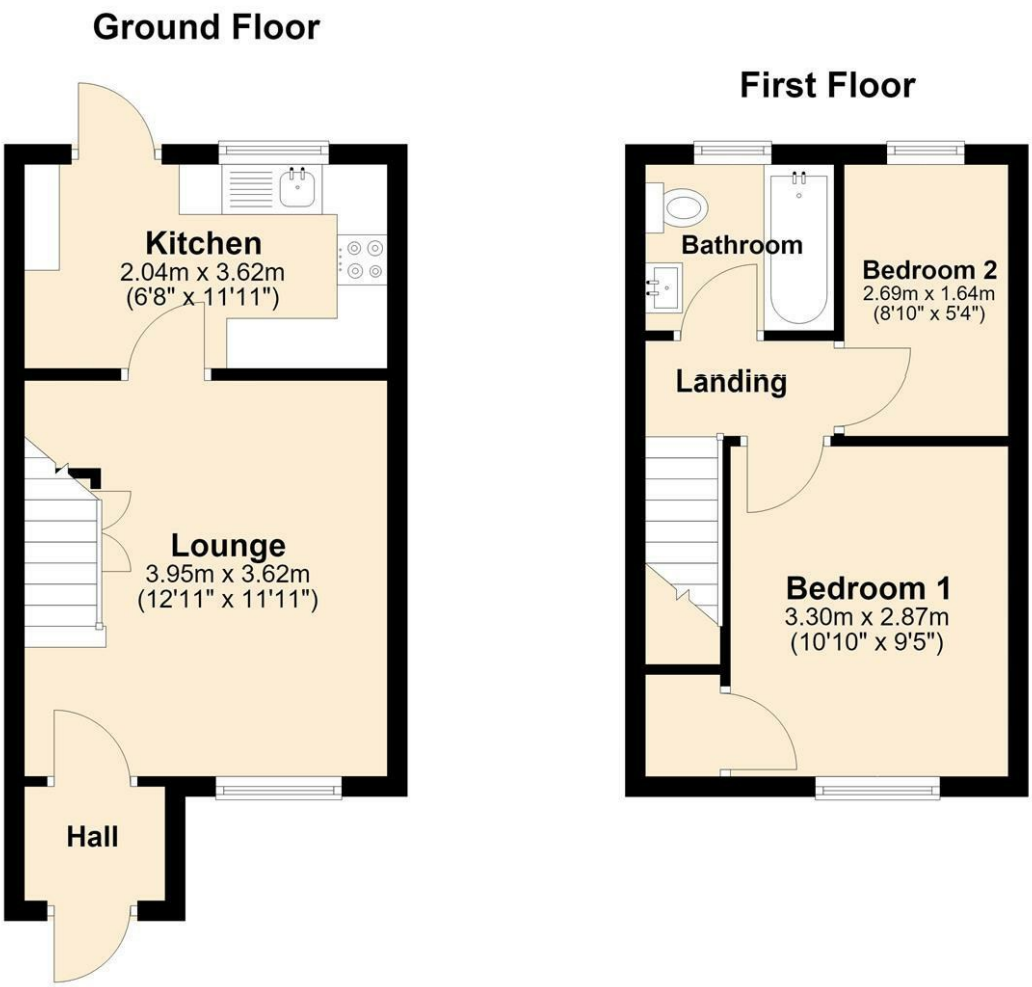
## Material Information.

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - EE/ Three/ O2 and Vodafone all okay
Broadband - Basic 17 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

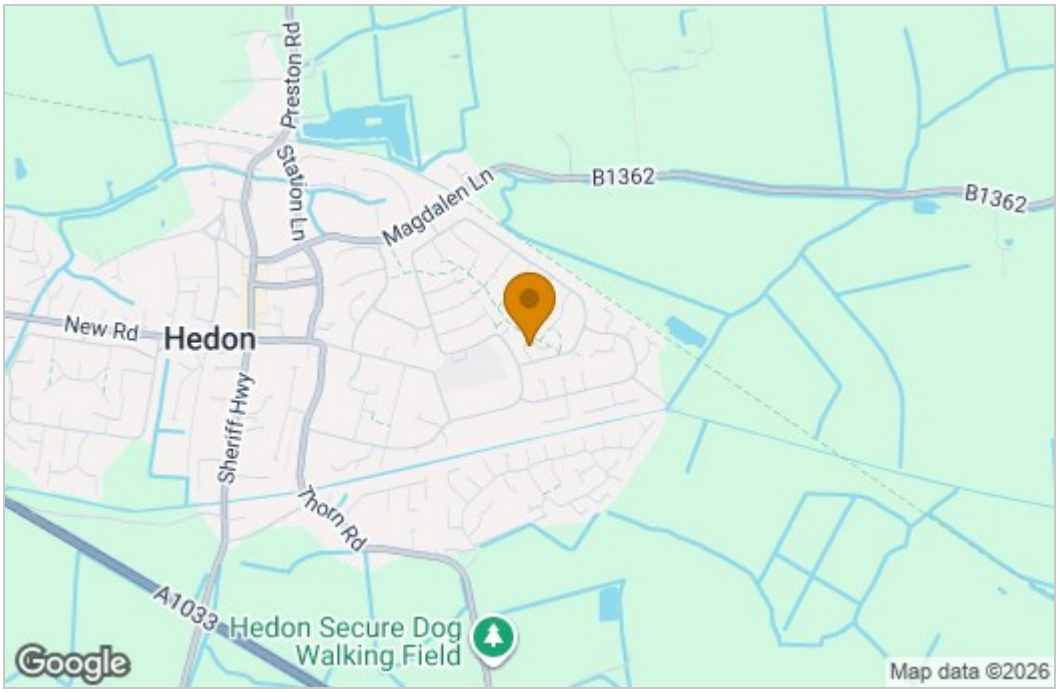
## Whitakers Estate Agent Declaration.

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.

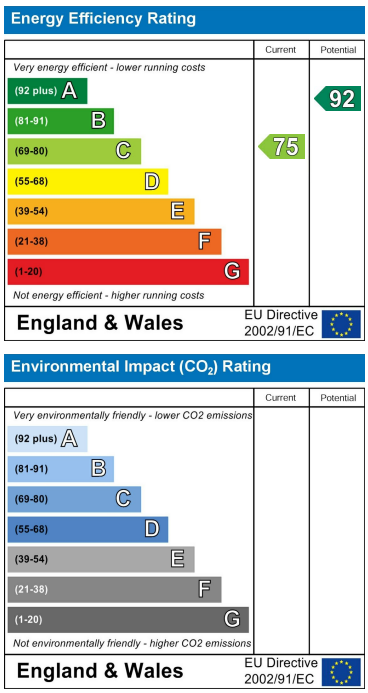
## Floor Plan




## Area Map




## Energy Efficiency Graph

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