

Whitakers

Estate Agents



52 Acklam Road, Hedon, HU12 8NA

£140,000

Enjoying a Cul De Sac setting off Acklam Road this Superb End of Terraced Property is ideal for the FIRST TIME / DOWNSIZE buyers, handily located for highly regarded primary school and all local amenities of the Historic Market Town of Hedon.

The well presented accommodation includes: Entrance with stairs taking you up to the first floor and a door into the comfortable LOUNGE and onto the BREAKFAST KITCHEN. There are TWO BEDROOMS and a contemporary SHOWER ROOM to the first floor. The beautifully landscaped rear GARDEN includes a paved patio area and a timber tiki bar with raised decking and built in seating, creating a wonderful outdoor space, ideal for dining "al fresco" entertaining family & friends. There is a block paved PARKING space and further parking area to accommodate visitors.

The property is fitted with CCTV for extra security and "Hive" heating system, allowing you to control your home's heating and hot water remotely with your smartphone.

Do not delay, call Whitakers Estate Agents today and book your viewing!

Accommodation Comprising

Entrance

A modern composite front entrance door opens into the hallway with stairs taking you up to the first floor and a door into the lounge.

Lounge



A comfortable lounge with double glazed window to front elevation and radiator.

Lounge b



Breakfast Kitchen

The breakfast kitchen has a range of fitted high gloss units to base and walls with complimentary work surface and tiled splashbacks. Built in electric oven with four ring gas hob and stainless steel extractor hood above. Stainless steel sink with drainer and mixer tap. Plumbing for automatic washing machine and space for fridge freezer.

Kitchen



Garden Patio



Parking



Block paved parking area, provides off road parking space. Further parking available for visitors.

Bedroom One



A double bedroom with built in wardrobes and overhead top boxes providing useful storage space. Double glazed window and radiator.

Shower Room



A modern shower room with wall boarding and walk in shower cubicle. Vanity unit housing the wash basin with useful storage cupboard below and toilet with concealed cistern. Double glazed window, towel heater and vinyl flooring.

Bedroom Two



A single bedroom with double glazed window and radiator.

Garden



A delightful landscaped garden with paved patio and timber tiki bar. Raised decking with built in seating, creates a perfect spot for dining "al fresco", entertaining family & friends.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band A

EPC Rating

EPC Rating D

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

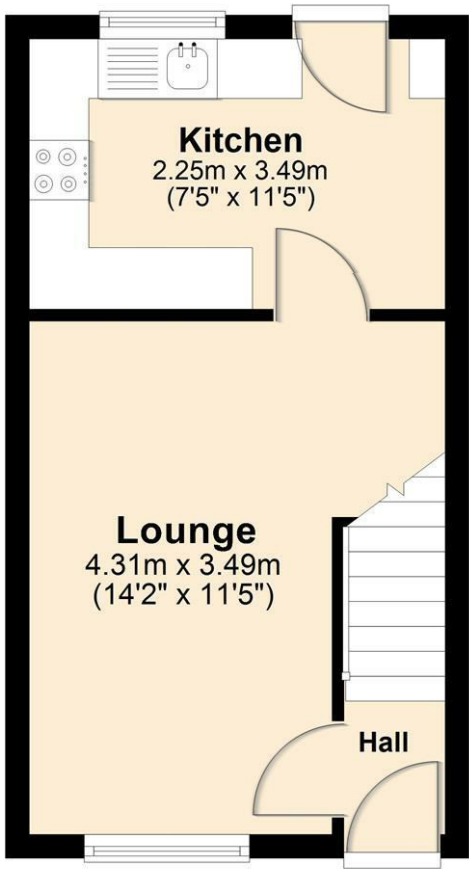
Flood Risk - Medium risk
Mobile Coverage / Signal - Vodafone/Three/O2 all
okay
Broadband - Basic 20 Mbps/ Ultrafast 10000
Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

[Whitakers Estate Agent Declaration.](#)

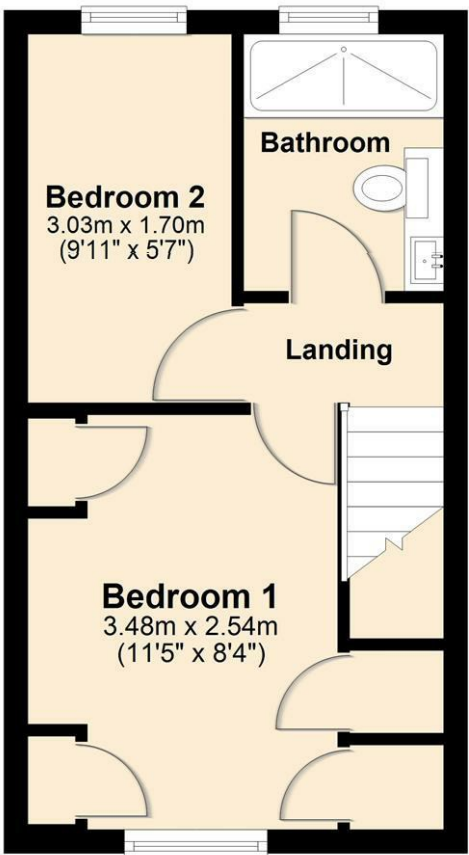
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Floor Plan

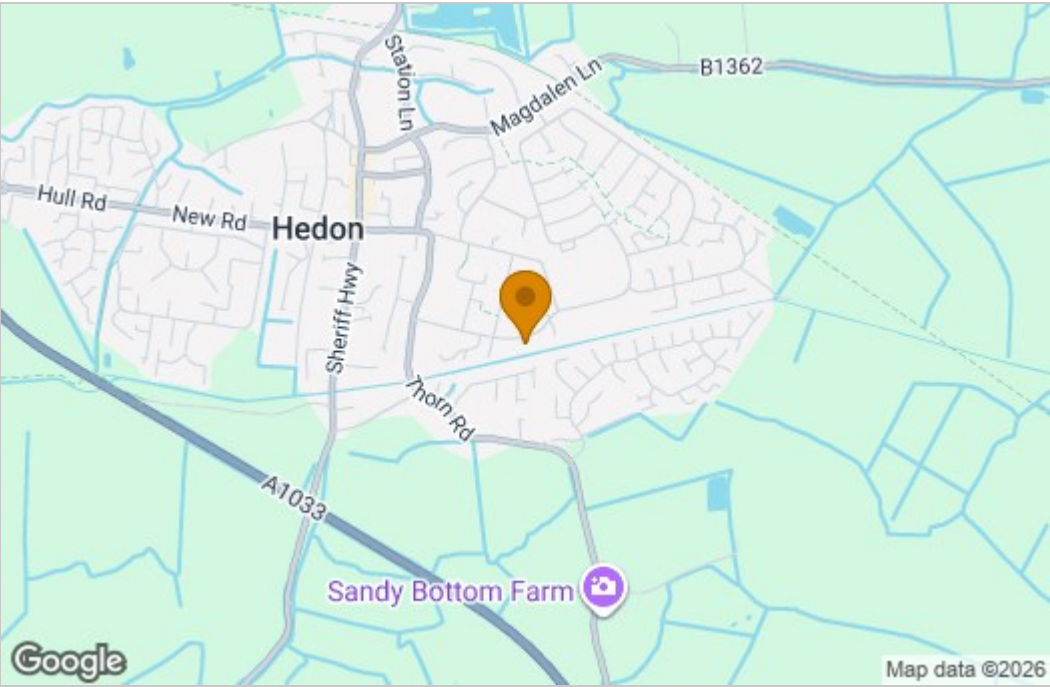
Ground Floor



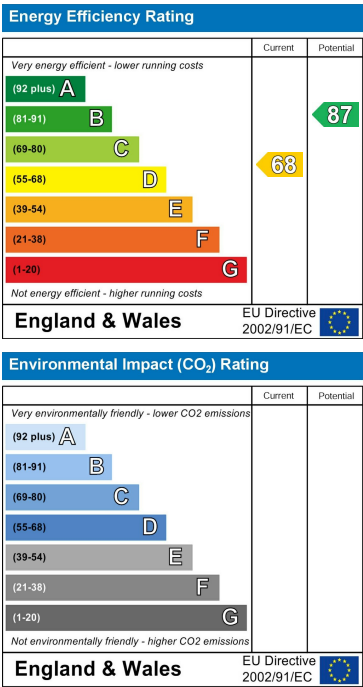
First Floor



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.