

# Whitakers

Estate Agents



## 4 Greville Road, Hedon, HU12 8DP

**£200,000**

This Superb Semi Detached Dormer Bungalow is beautifully presented throughout, an absolute credit to it's current owners. The tastefully styled accommodation offers a TURN KEY opportunity for new owners to move straight into. The well proportioned accommodation includes: A modern KITCHEN and a light and airy through LOUNGE to DINING area with feature fireplace, creating a comfortable room for the family to gather, dine and relax. The ground floor BEDROOM THREE is currently used as the home OFFICE/STUDY with views over the rear garden, ideal for those who work from home. There is a ground floor SHOWER/ BATHROOM and TWO DOUBLE BEDROOMS to the first floor. Outside there is a private DRIVEWAY providing OFF ROAD PARKING with timber gates opening to access the GARAGE and the family friendly rear GARDEN with raised decking, an ideal spot for dining "al fresco"

Enjoying a sought after location, close to highly regarded schooling and all the wonderful amenities that the historic market town of Hedon has to offer. This is a wonderful "happy home" that our current owners have just out grown.

Do not delay, call Whitakers Estate Agents to arrange your viewing today!!

## Accommodation Comprising

### Entrance

A double glazed entrance door to the front elevation opens into the kitchen, welcoming you in to view the accommodation on offer.

### Kitchen



A modern kitchen with a range of fitted units to base and walls with complimentary work surface and tiled splashbacks. Built in oven with gas hob and extractor hood above. Stainless steel sink with mixer tap and drainer. Plumbed for automatic washing machine and space for fridge freezer. Two double glazed windows to front and side elevation. An opening leads to the inner lobby with door to ...

### Through Lounge Dining Room



A lovely light and airy through lounge to dining area, perfect for the family to gather, relax and dine together. Feature fireplace and double glazed windows to front and rear elevations, allowing ample light to flow through. An attractive staircase takes you up to the first floor. Two radiators and laminate flooring.

## Dining Area to Lounge



## Lounge



## Feature Fireplace



## Dining Area

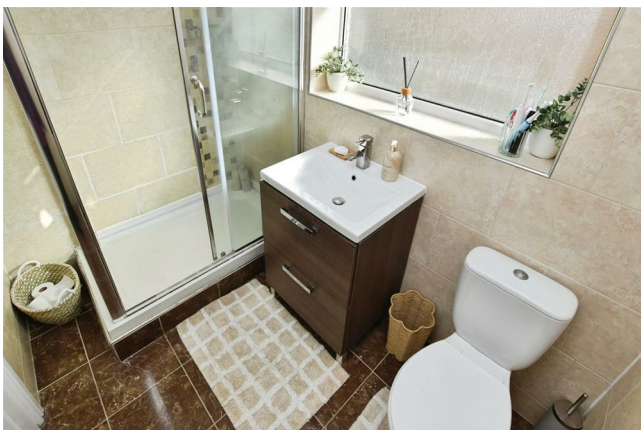


## Bedroom Three/ Study



The ground floor bedroom is currently used as the home office/ study with double glazed window and radiator. Enjoying views over the rear garden, ideal for those who work from home,

## Shower/ Bathroom



Fully tiled with walk in shower cubicle, low level W.C. and wash basin with useful storage cupboard below. Double glazed window and towel heater.

## Bedroom One



A comfortable double bedroom with ample space for bedroom furniture. Double glazed window and radiator.

## Bedroom Two



A further double bedroom with double glazed window and radiator.

## Outside

There is a private driveway to the front of the property, providing off road parking space with timber gates opening allowing access to the garage and rear garden.

## Rear Garden



The family friendly rear garden has a raised deck providing space for table & chair, s

## Rear Garden House



## Front Elevation



## Tenure

Tenure is Freehold

## Council Tax Band

East Riding of Yorkshire Council Tax Band B

## EPC Rating

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 - Very Low

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

Broadband - Basic 14 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

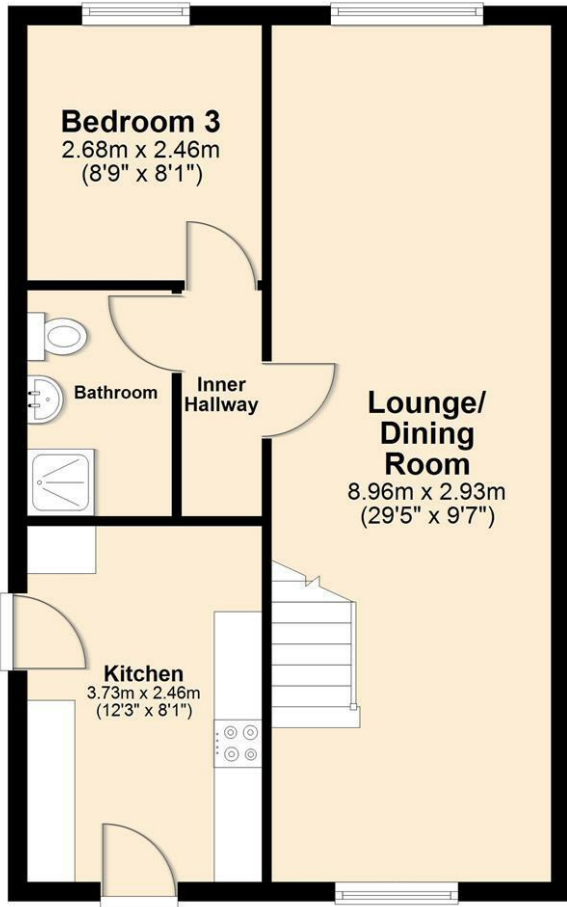
Coalfield or Mining Area -No

## Whitakers Estate Agent Declaration.

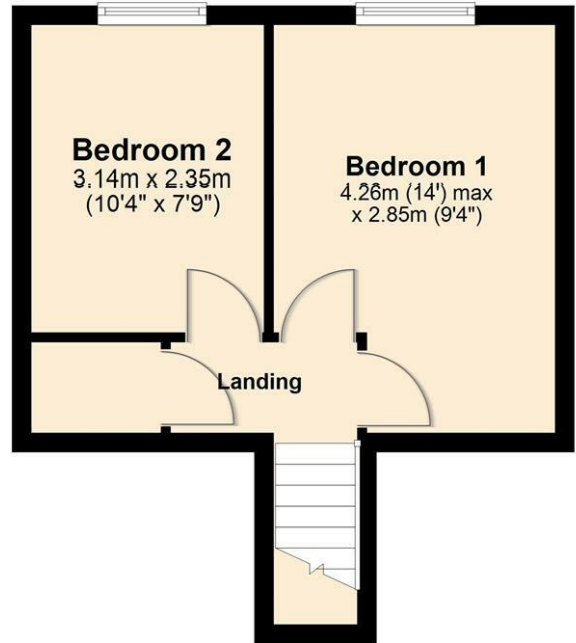
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

# Floor Plan

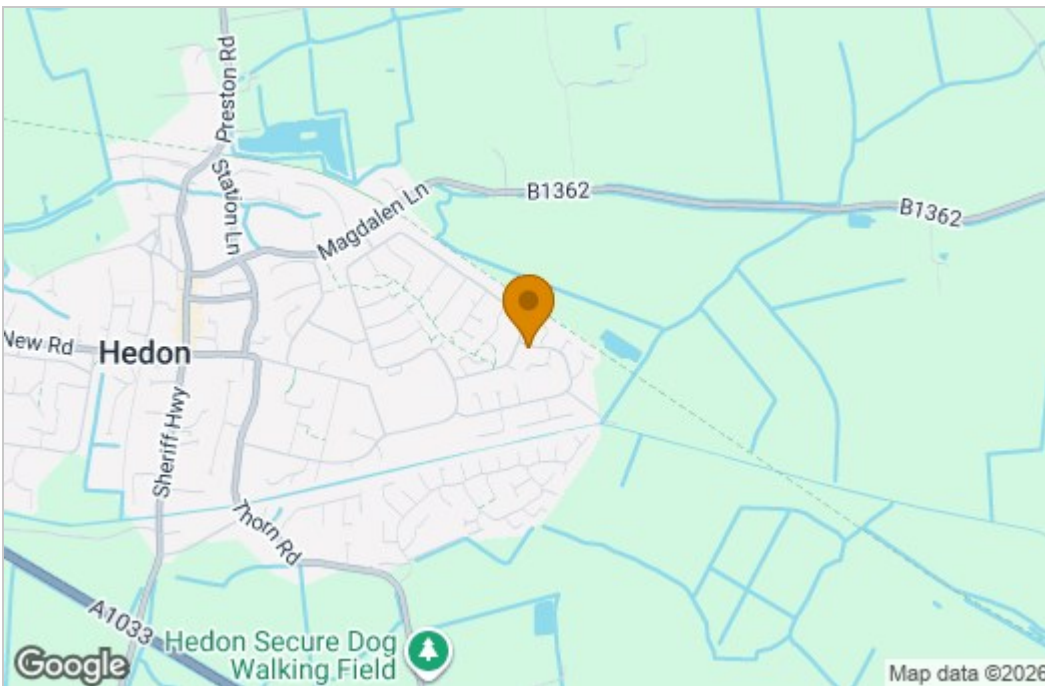
## Ground Floor



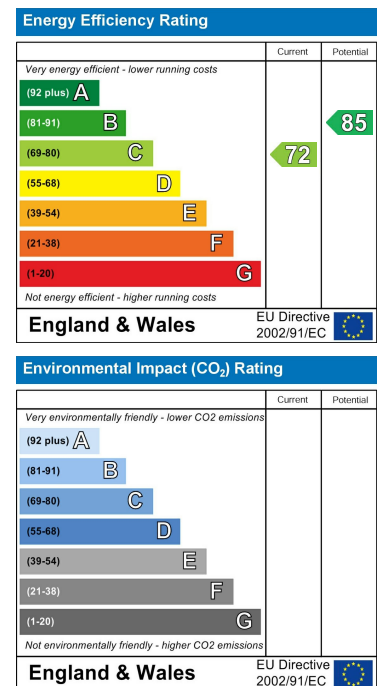
## First Floor



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