

# Whitakers

Estate Agents



**37 Acklam Road, Hedon, HU12 8NA**

**£220,000**

Enjoying the popular setting of Acklam Road this Superb Detached TRUE BUNGALOW is ideal for those looking to DOWNSIZE, handily located and within easy reach of all local amenities of the Historic Market Town of Hedon. The well presented accommodation includes: Entrance with doors opening to the comfortable LOUNGE and onto the DINING KITCHEN with adjoining CONSERVATORY, creating a lovely space for entertaining family & friends.

There are TWO good size BEDROOMS and a BATHROOM.

The rear GARDEN includes a paved patio area and block paving, an easily maintained outdoor space to enjoy.

There is a block paved DRIVEWAY providing ample OFF ROAD PARKING and access to the GARAGE.

Do not delay, call to arrange your viewing today !!

## Accommodation Comprising

### Entrance & Hallway

Entrance is via double glazed door to the side elevation into the hallway, welcoming you in to view.

Lounge 21'7" x 10'9" (6.59 x 3.28)



A comfortable lounge with feature fireplace and double glazed patio doors to rear garden. Double glazed window and radiator.

### Lounge Seating



### Lounge Fireplace



## Dining Kitchen 17'10" x 8'9" (5.44 x 2.68)



A traditional fitted kitchen with a range of units to base & walls with complimentary work surfaces and tiled splashbacks. Built in oven and gas hob with extractor hood above. Integrated fridge, freezer and washing machine. Ceramic sink with mixer tap and drainer. Two double glazed windows and a door into the conservatory. Ample space for table & chairs. Tiled floor and radiator.

### Dining Area



## Conservatory 9'7" x 8'8" (2.94 x 2.65)



Part brick and Upvc construction with polycarbonate roof and a door opening to the rear garden.

### Bedroom One 14'2" x 10'9" (4.33 x 3.28)



A double bedroom with a range of wardrobes incorporating the dressing unit with drawers below. Double glazed window and radiator.

### Bedroom Two 9'6" x 8'9" (2.90 x 2.68)



A further bedroom with double glazed window and radiator.

### Bathroom



Part tiled walls with three piece suite in white, comprising : panelled bath with overhead shower and glazed screen. Pedestal wash basin and toilet. Double glazed window, radiator and tiled floor.

### Garden



The rear garden is easily maintained with attractive block paving and a paved patio area.

### Garage & Driveway

A private driveway provides ample space for off road parking and leads to the detached garage. Garage with metal up and over door, power and light supplied.

### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band C

### 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 - Medium

Mobile Coverage / Signal - O2 good/ Three/  
Vodafone and EE all okay

Broadband - Basic 20 Mbps / Ultrafast 10000  
Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

#### Whitakers Estate Agent Declaration.

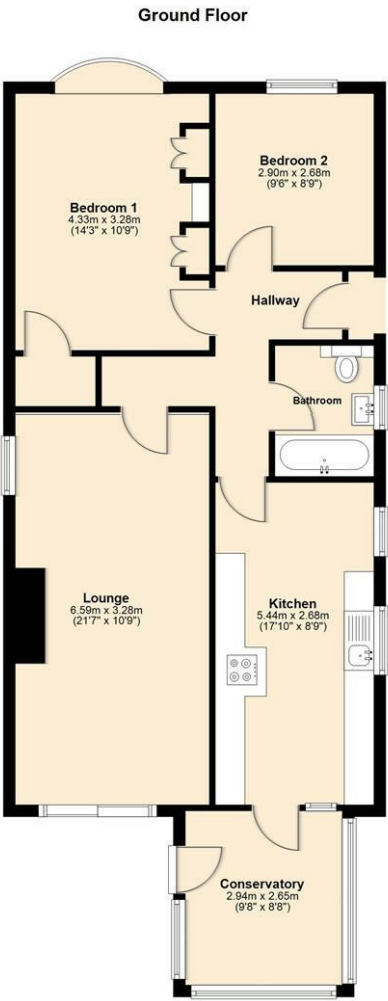
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

#### 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.

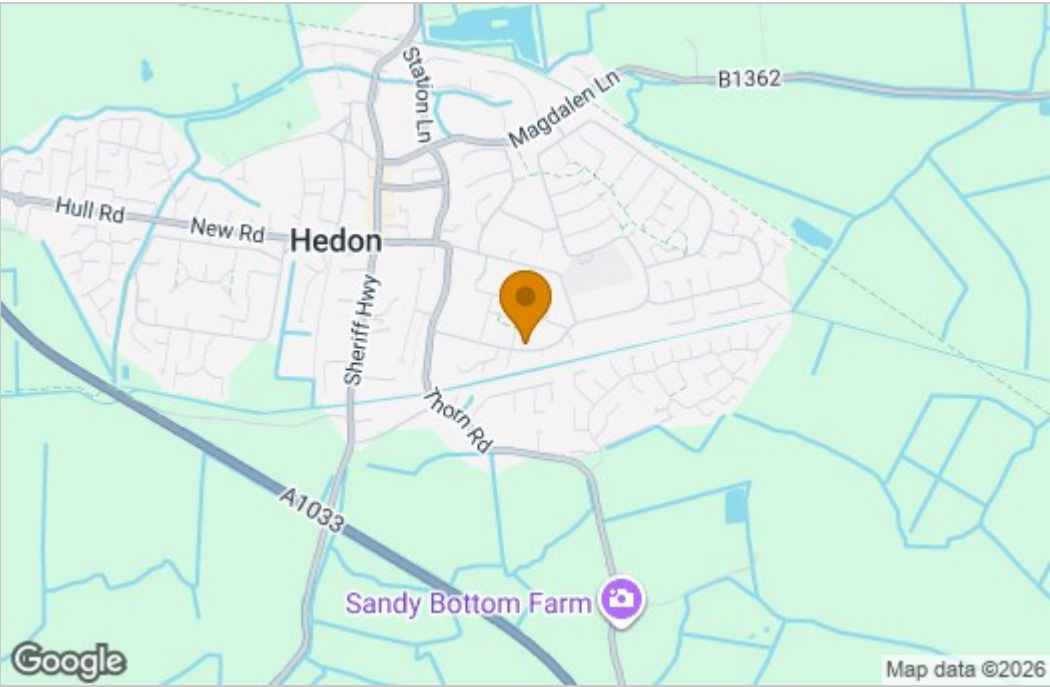
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

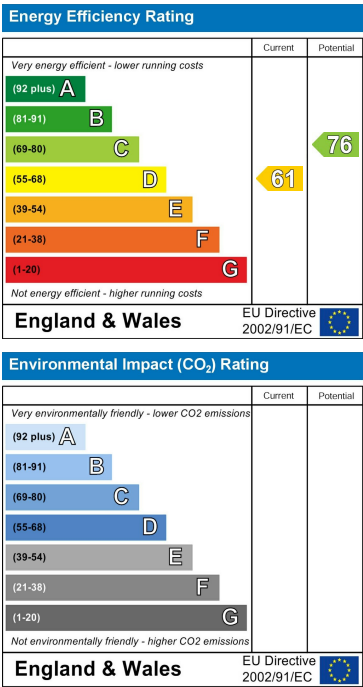


Total area: approx. 80.7 sq. metres (869.1 sq. feet)

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.