Whitakers
Estate Agents

68 Inmans Road, Hull, HU12 8LG

Offers Over £210,000

**LOOKING FOR A PROJECT, A PROPERTY TO RELOVE AND MAKE YOUR OWN, TAKE A LOOK AT THIS EXTENDED, DETACHED TRUE BUNGALOW, ENJOYING A DESIRABLE LOCATION ON INMANS ROAD IN THE SOUGHT AFTER HISTORIC MARKET TOWN OF HEDON **

This Extensive, Detached True Bungalow has been loved by the same owner for over 50 years and comes to market looking for new owners to relove and make it their own.

Offering well proportioned accommodation to include: TWO BEDROOMS, LOTS OF POTENTIAL FOR FOR A THIRD BEDROOM and a GARDEN ROOM. There is a comfortable LOUNGE with York Stone fireplace and large double glazed window to the front elevation. Open plan DINING KITCHEN with a range of fitted units and ample space for table & chairs, ideal for entertaining family & friends. There is a tiled SHOWER ROOM and a separate UTILITY ROOM to the rear elevation.

Well maintained GARDENS wrap around the bungalow, mainly laid to lawn with attractive shrubbery and paved seating areas.

There is a PRIVATE DRIVEWAY, providing ample off road parking and access to the DOUBLE GARAGES.

Set on Inmans Road in the popular market town of Hedon and within easy reach of all local amenities, schools and the town centre.

DO NOT DELAY, CALL TO ARRANGE YOUR VIEWING TODAY!!

Accommodation Comprising

Entrance
Entrance is via the side elevation with a double glazed door opening into the dining kitchen, welcoming you in to view.

Lounge 15'3" x 15'3" (4.67 x 4.66)

A comfortable lounge with York stone fireplace with inset living flame effect fire. Double glazed window and door to front porch.

Lounge Feature

Porch 4'5" x 3'8" (1.37 x 1.13)
A versatile addition to the bungalow is the porch with double glazed window and letter box.

Dining Kitchen 16'2" x 8'0" (4.93 x 2.45)

A well proportioned dining kitchen with a range of fitted units to base and walls, complimentary work surface and tiled splashbacks. Built in oven and electric hob. Stainless steel sink with mixer tap & drainer. Space and plumbing for dishwasher, ample room for table & chairs. Two double glazed windows to front and side elevations and vinyl flooring. Door to ..

Dining Area

Inner Lobby
With doors to ...

Shower/ Bathroom 6'4" 5'4" (1.94 1.63)

Fully tiled walls and vinyl flooring. Shower cubicle,

low level W.C. and vanity unit housing the wash basin with useful storage cupboard below. Double glazed window.

Garden Room 15'7" 7'9" (4.77 2.38)

Extended from the main property is the garden room with patio doors enjoying views over the pretty rear garden, a lovely room to relax and enjoy the evening sunshine.

Bedroom One 11'2" x 10'11" (3.42 x 3.33)

A double bedroom with useful storage cupboard, radiator and feature patio doors opening into the garden room.

Bedroom Two 9'11" x 7'11" (3.03 x 2.42)

Single bedroom with useful storage cupboard, double glazed window and door to utility room.

Utility Room 7'9" 7'6" (2.38 2.29)

A useful addition to the property, the utility room has a fitted sink unit with storage cupboard below. Plumbing for automatic washing machine and space for fridge freezer. Double glazed window and door providing access to the rear garden.

Heating

The bungalow has "Warm Air " heating supplied.

Gardens

Delightful gardens wrap around the property with a paved patio area, providing ample space for outdoor seating. Mainly laid to lawn with attractive shrubbery and plantings to borders.

Private Driveway & Double Garage

The private driveway provides off road parking for several vehicles with wrought iron gates opening to provide access to the double garage and gardens.

Tenure
Tenure is Freehold

EPC Rating
TBC

Council Tax Band
East Riding of Yorkshire Council Tax Band 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.

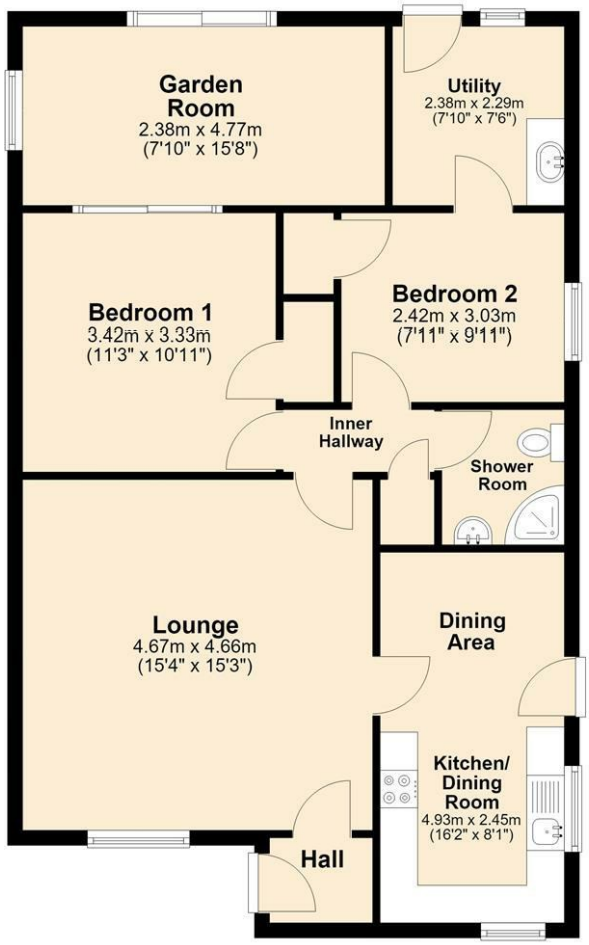
Free Market Appraisals / Valuations.
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information.
Construction - Brick under Tiled Roof
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - O2 good / EE/ Three/ Vodafone all okay
Broadband - Basic 19 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

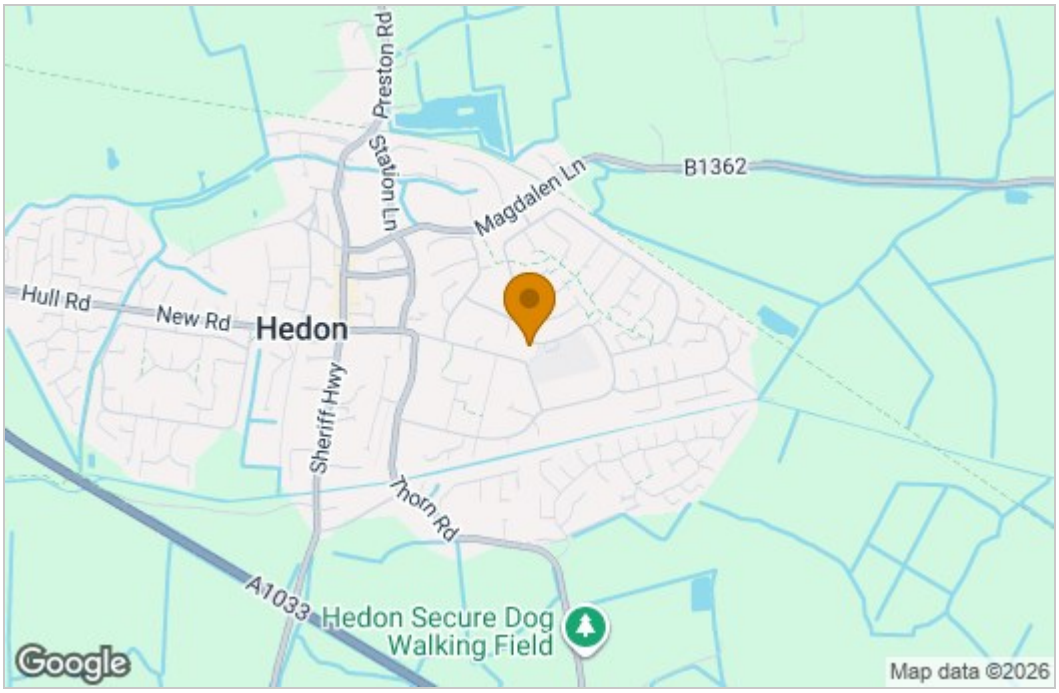
Whitakers Estate Agent Declaration.
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ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

Floor Plan

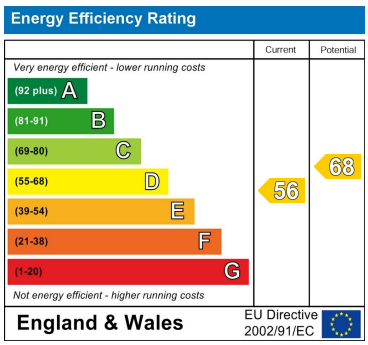
Ground Floor

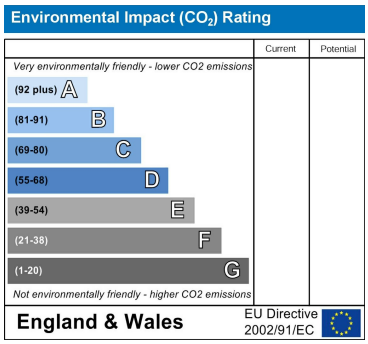


Area Map



Energy Efficiency Graph





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