Whitakers
Estate Agents









18 Saffron Garth, Hull, HU12 0RF

Offers Over £250,000

**REFURBISHED AND READY FOR NEW OWNERS TO MOVE INTO **
CONTRACT READY
Occupying a SIZEABLE CORNER PLOT , This Superb Semi Detached Dormer Bungalow has recently undergone refurbishment to present a family home that is ready to move into!
The accommodation is tastefully styled throughout, boasting THREE GENEROUSLY PROPORTIONED BEDROOMS to the first floor.
The superb layout to the ground floor has a comfortable LOUNGE with feature fireplace with LOG BURNING STOVE, lovely to cosy up to on the cold winter evenings. Two large windows to the front elevation allow ample light to flow through, providing a comfortable room for the family to relax and unwind.
At the heart of this home is the fabulous OPEN PLAN DINING/ KITCHEN with patio doors opening out to the rear PATIO AREA with raised decking, BAR and hot tub area, creating a wonderful social space, perfect for entertaining family & friends.
Wrap around gardens with timber fencing to boundaries, making it a a wonderous, enclosed outdoor space for the family to enjoy.
There is ample OFF ROAD PARKING to the front elevation with gated access to the PRIVATE DRIVEWAY leading to the detached DOUBLE GARAGE with adjoining HOME OFFICE.

If you love to entertain, this one should be high on your viewing list!

There is so much to this wonderful home, we invite you to view, do not delay, call us today!

Accommodation Comprising

Entrance & Hallway

Entrance is via a double glazed door to the side elevation, opening into the hallway, welcoming you in to view the generously proportioned accommodation. Doors to ..

Lounge 20'4" x 15'6" (6.20 x 4.74)



L shape Lounge, a comfortable lounge with feature fireplace and log burning stove, lovely to cosy up to on the cold winter evenings. Two double glazed windows allow ample light to flow through, a lovely room for the family to relax and unwind.

Lounge Fireplace



Oak mantel and log burning stove.

Open Plan Dining Kitchen 20'4" x 12'2" (6.20 x 3.73)



A fabulous open plan dining / kitchen with patio doors opening out to the rear garden and raised deck, creating a wonderful space for entertaining family & friends.

Dining Area



Ample space for family table & chairs ,useful storage cupboard and laminate flooring and patio doors opening to the rear patio area. Open to kitchen.

Kitchen



A superb range of modern units with complimentary wood block work surface and tiled

splashbacks. Belfast sink with mixer tap, plumbing for dishwasher and washing machine Space for Range Style Cooker and American Style Fridge Freezer. Double glazed window overlooking the rear garden. Laminate flooring throughout and radiator.

Ground Floor Bathroom



A practical ground floor bathroom with panelled bath and overhead shower. Pedestal wash basin and low level W.C. Double glazed window and towel heater.

Bedroom One 19'8" x 15'7" (6.0 x 4.75)



A sizeable double bedroom with two double glazed windows to the front elevation allowing ample light to flow through. A range of fitted wardrobes and dressing area, providing ample storage facilities. Radiator and laminate flooring.

Bedroom Two 11'1" x 9'2" (3.40 x 2.80)



A double bedroom with double glazed window and radiator. Views of the village church.

Bedroom Three 7'3" x 10'2" (2.21 x 3.10)



A single bedroom with double glazed window and radiator.

Outside Patio Area



Attractive stone chippings with stepping stones taking you up to the raised deck area, providing ease of maintenance, ideal for dining " al fresco"

Bar & Hot Tub Area



Timber outbuildings provide a Bar and a covered area, currently used for the Hot Tub , a wonderful social area to be enjoyed by family & friends.

Gardens



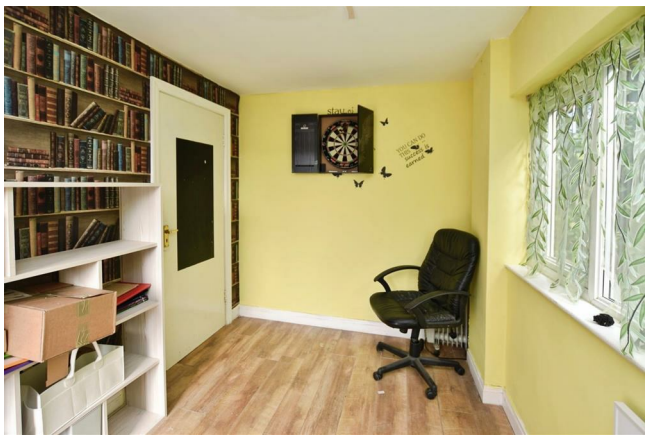
Gardens wrap around the property, mainly laid to lawn with timber fencing to boundaries and gated access onto the driveway. A lovely , family & pet friendly garden, great for the family to enjoy being outdoors.

Double Garage/ Workshop



A detached brick built double garage with metal roller door, providing ample space for vehicle parking. Power and light supplied .

Study/ Home Office



Adjoining the garage is the home office/ study with power and light, ideal for those working from home,.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band C

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.

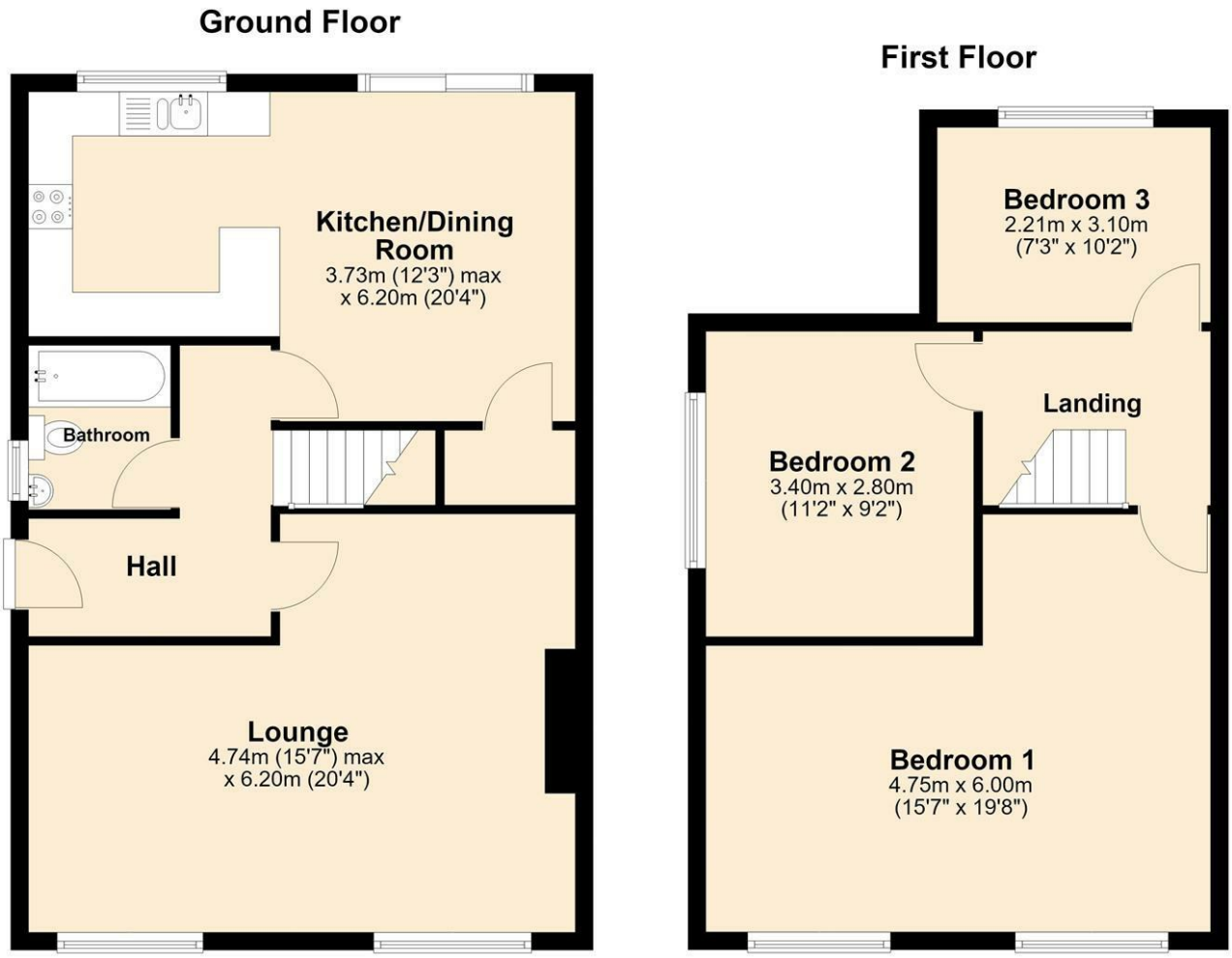
Material Information.

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal -
Broadband - Basic 18 Mbps / Superfast 80 Mbps / Ultrafast 1000 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.

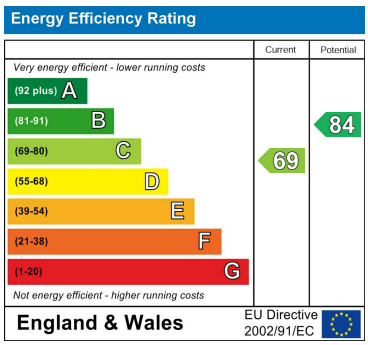
Floor Plan

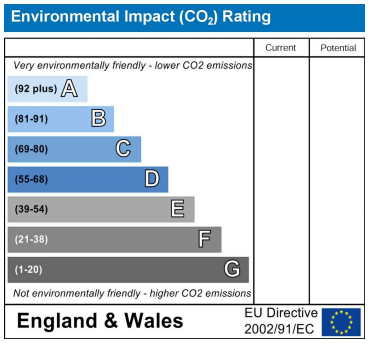


Area Map



Energy Efficiency Graph





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