

Whitakers

Estate Agents



2 Manderville Close, Hedon, HU12 8LT

£179,950

Enjoying a quiet Cul De Sac Setting off Ainsley Road, Hedon This Superb DETACHED TRUE BUNGALOW, comes to the market with NO ONWARD CHAIN, 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 into hallway with doors opening to the comfortable LOUNGE and KITCHEN, creating a lovely space for entertaining family & friends.

There are TWO good size BEDROOMS and a BATHROOM.

There are delightful GARDENS that wrap around the bungalow, adorned with beautiful mature trees , providing a sense of privacy, with an array of colourful plantings and seating areas, a lovely outdoor area to enjoy. To the side elevation there is ample OFF ROAD PARKING SPACE with gated access to the property.

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

Accommodation Comprising

Entrance & Hallway

A double glazed door opens to welcome you in to view the beautifully presented accommodation on offer.

Lounge 16'7" x 11'2" (5.08 x 3.41)



A comfortable lounge with feature fireplace and bay window to the front elevation. Radiator and double doors to the hallway.

Kitchen Window Shutters



Kitchen 10'0" x 8'3" (3.05 x 2.54)



The kitchen has a range of fitted units to base and walls with complimentary work surface and tiled splashbacks. Ceramic sink with mixer tap

and drainer, plumbing for automatic washing machine and space for fridge freezer. Double glazed window with attractive window shutters, radiator and vinyl flooring.

Lounge Feature



Off Road Parking



Off Road Parking space to the side elevation .

Gardens



Adorned with beautiful mature trees and shrubbery with an array of colourful plantings and lawn. Paved patio and seating areas, just perfect to sit and enjoy your morning coffee whilst taking in the delights of this outdoor space.

Bedroom One 11'2" x 10'11" (3.41 x 3.35)



A light and airy double bedroom with double glazed window enjoying views over the rear garden. Radiator and ample space for bedroom furniture.

Bedroom Two 8'11" x 8'0" (2.73 x 2.44)



The second bedroom is currently used as the breakfast/ sitting room with double glazed window enjoying views over the rear garden. Radiator.

Bathroom 7'3" x 5'8" (2.21 x 1.74)



The bathroom has a panelled bath, low level W.C. and pedestal wash basin. Double glazed window, radiator and vinyl flooring.

Garden & Seating



Seating areas are around the garden allowing you to enjoy the outdoor space.

Aerial view of the property



The boundary line shown in the Land boundary photograph is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



The boundary line shown in the Land boundary photograph is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and

it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band B

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 - Low

Mobile Coverage / Signal - O2 & Three Good/ EE & Vodafone okay

Broadband - Basic 8 Mbps / Ultrafast 10000

Coastal Erosion - No

Coalfield or Mining Area - No

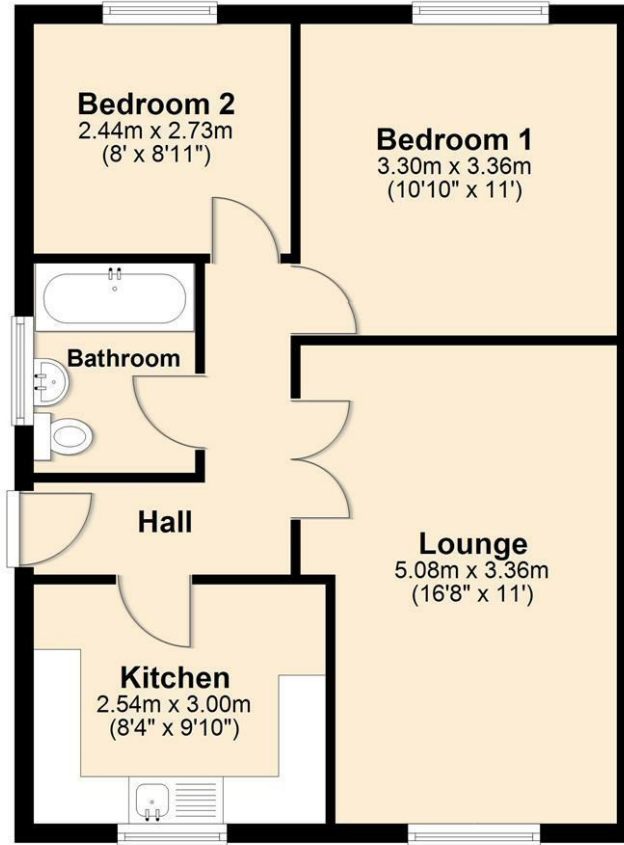
Whitakers Estate Agent Declaration.

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.

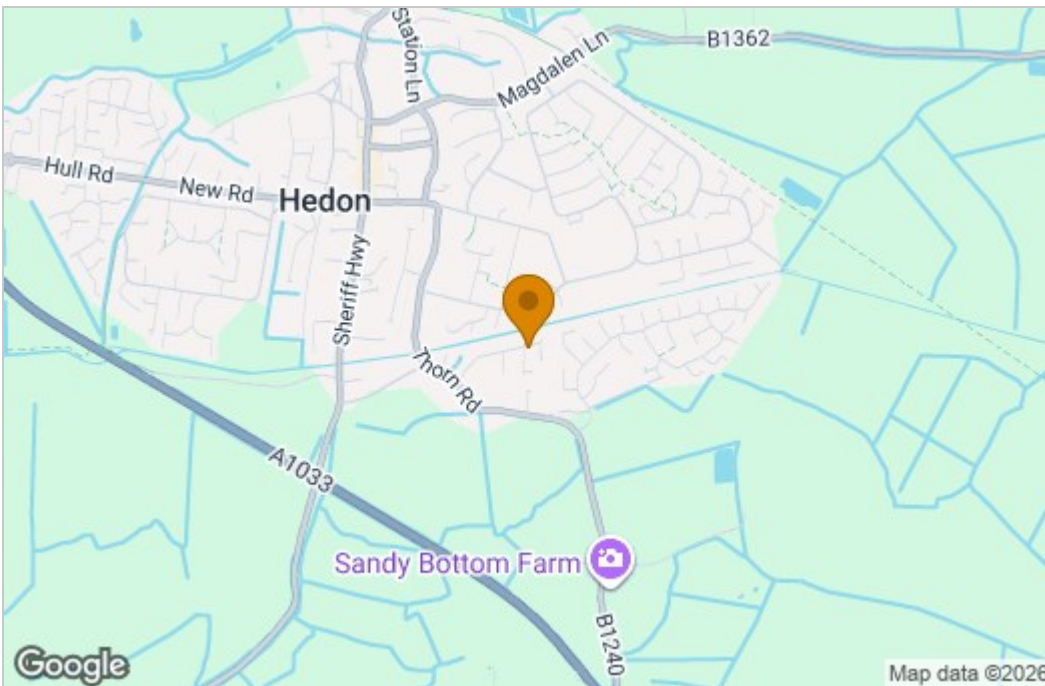
Floor Plan

Ground Floor

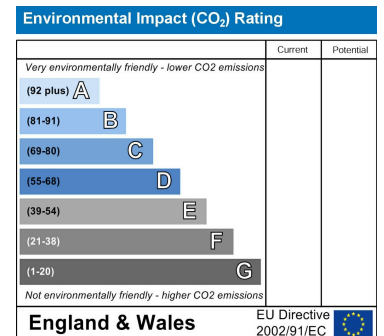
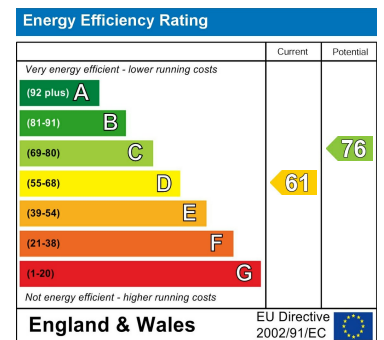


Total area: approx. 52.2 sq. metres (561.6 sq. feet)

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