

Whitakers

Estate Agents



11 New Road, Hull, HU12 8EW

£190,000

IMMACULATELY PRESENTED THROUGHOUT AND READY TO MOVE INTO!!

SITUATED WITHIN A VERY CLOSE PROXIMITY TO HEDON VILLAGE, THIS THREE BEDROOMED PROPERTY OFFERS THE PERFECT OPPORTUNITY FOR A WIDE RANGE OF BUYERS SEEKING A PROPERTY IN TRUE MOVE IN CONDITION!

INTERNALLY, THE PROPERTY COMPROMISES OF A WELL PROPORTIONED OPEN PLAN LIVING DINING AREA, IDEAL FOR BOTH EVERYDAY LIVING AND ENTERTAINING. THE FITTED KITCHEN IS BEAUTIFULLY PRESENTED AND COMPLEMENTED BY A CONVENIENT DOWNSTAIRS W/C.

EXTERNALLY THE HOME BENEFITS FROM OFF STREET PARKING FOR TWO VEHICLES, AND A GENEROUS REAR GARDEN, PROVIDING EXCELLENT OUTDOOR SPACE FOR THE SUMMER MONTHS. THE PROPERTY IS ALSO CLOSE TO WELL REGARDED LOCAL SCHOOLS AND IS CONVENIENTLY POSITIONED FOR THE SHOPS AND AMENITIES THAT HEDON HAS TO OFFER.

Entrance Hall

Entrance hall leading to the lounge and to the stairs to the first floor

Open Plan Lounge/Diner 23'5" x 16'4" max (7.15 x 5.00 max)



Immaculately presented open plan living/diner! Carpeted throughout leading to the kitchen and French doors to the rear garden and an under stairs storage cupboard. UPVC window to the front and a radiator

Fitted Kitchen 12'2" x 7'10" (3.71 x 2.41)



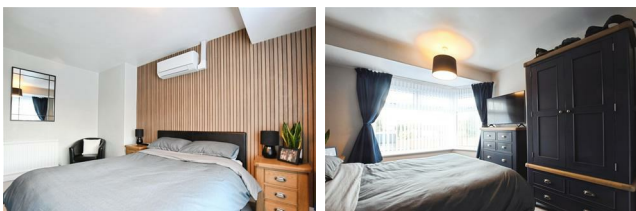
Move in ready! Laminate flooring throughout with a good range of floor and wall units and contrasting worktops. Boasts an electric hob and white ceramic sink. Leads to a downstairs W/C and a double glazed door to the rear, leading to the gardens. UPVC window to the side aspect and radiator.

Downstairs W/C



Compromises of tiled walls and a low level w/c.

Bedroom 1 14'4" x 10'2" (4.37 x 3.11)



Well proportioned, carpeted throughout with a

large UPVC window to the front aspect. Compromises of a wall mounted air con unit, great for the warmer months, also had a radiator.

Bedroom 2 9'1" x 10'0" (2.79 x 3.05)



Double bedroom carpeted throughout, with a UPVC window to the rear, built in storage and a radiator.

Bedroom 3 6'11" x 6'0" (2.13 x 1.83)



Carpeted throughout with a UPVC window to the front and a radiator.

Bathroom



Lino flooring throughout and fully clad walls, with a vanity sink, providing extra storage, a shower, low level w/c and a heated towel rail.

Outside



Externally, boasts a large garden with rear storage sheds, and to the front, provides off street parking for two vehicles.

East Riding Council
Council tax band A

EPC Rating
EPC rating D

Tenure
Freehold

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 sales 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.

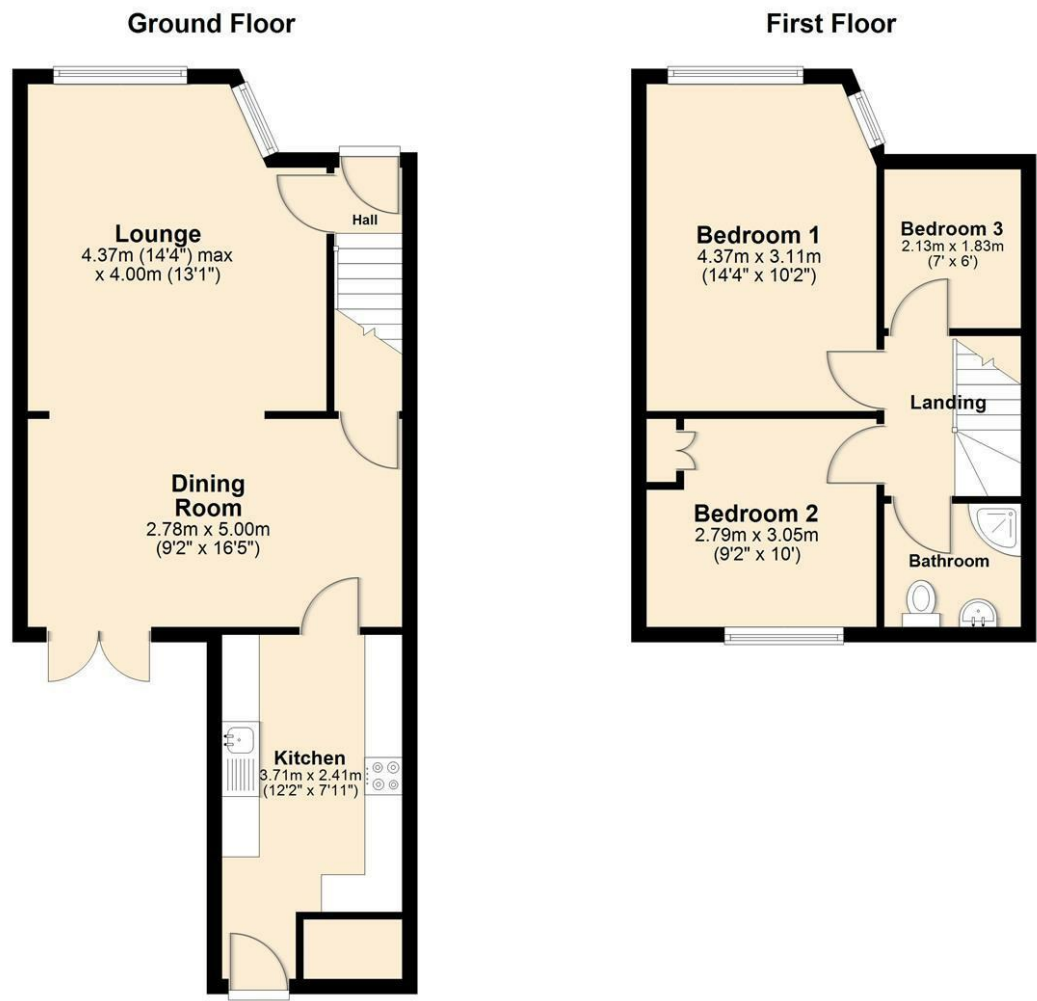
Material Information:

Construction - No
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE/ Vodafone/ Three/ O2
Broadband - Basic 20 Mbps Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

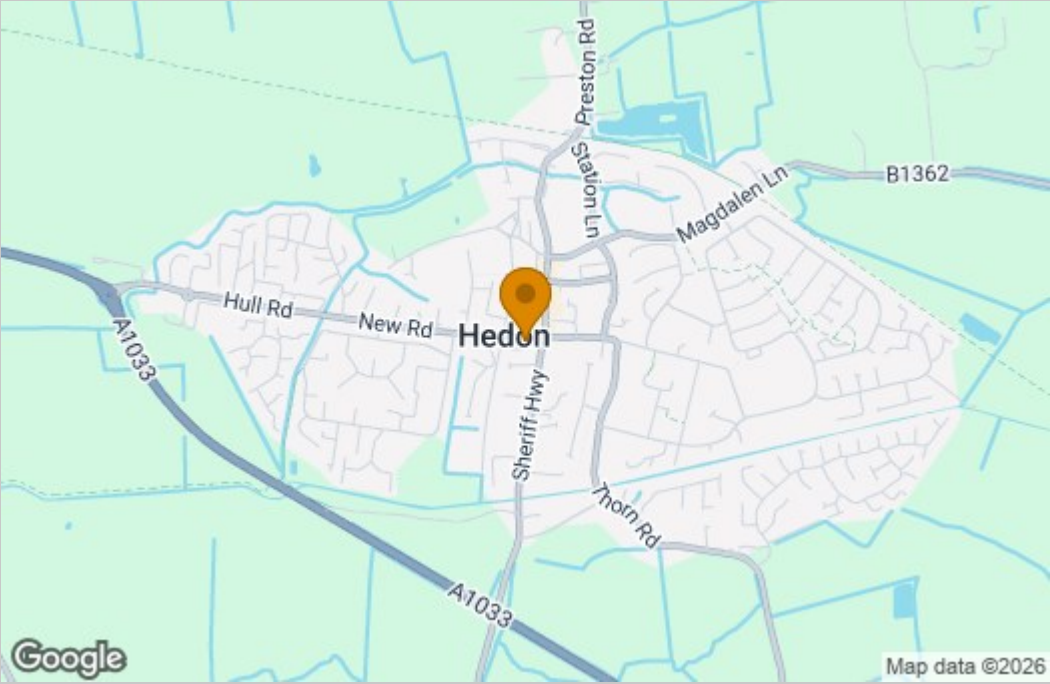
Whitakers Estate Agent Declaration:

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.

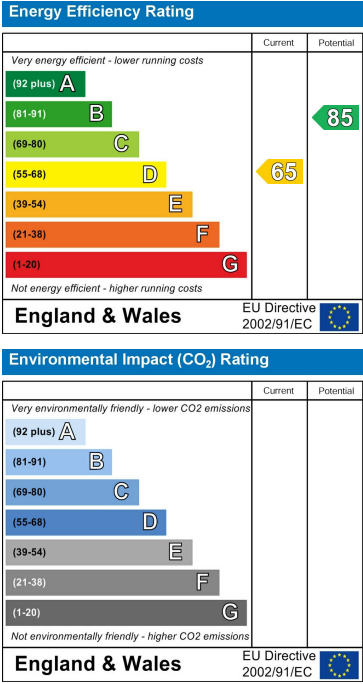
Floor Plan



Area Map



Energy Efficiency Graph



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.