Whitakers
Estate Agents









# 34 Acklam Road, Hedon, HU12 8NA

## £235,000

**SUPERB DETACHED HOME** LOVINGLY UPDATED, ** PRESENTING A TURN KEY OPPORTUNITY FOR NEW OWNERS TO MOVE INTO**
This Superb DETACHED home has been lovingly updated by the current owners to present a TURN KEY OPPORTUNITY, ready for new owners to move into!
A canopied entrance door opens to welcome you in to view the tastefully styled accommodation on offer. Doors open to the comfortable LOUNGE with feature MEDIA WALL incorporating the living flame effect fire. At the heart of this wonderful home is the fabulous OPEN PLAN DINING KITCHEN with French doors opening out to the pretty rear GARDEN, creating a lovely space for entertaining family & friends.
There is recently fitted SHOWER/bathroom and THREE BEDROOMS to the first floor with the principle bedroom having a range of slide robes, providing ample storage facilities.
Outside there is a PRIVATE DRIVEWAY, providing ample OFF ROAD PARKING and access to the GARAGE, currently used as the home GYM with adjoining UTILITY AREA.
The rear GARDEN enjoys a sunny aspect, designed for entertaining with a paved patio area, artificial lawn and raised flower beds, just bursting with colour, not overlooked, a lovely relaxing outside area to be enjoyed by all.
One not to be missed, make this one high on your viewing list!

## Accommodation Comprising

### Entrance & Hallway

A canopied entrance door opens to welcome you in to view this lovely home. Stairs take you up to the first floor landing and doors open to the ground floor accommodation with useful storage cupboard and ground floor W.C.

### Open Plan Dining Kitchen 15'0" x 11'4" (4.58 x 3.46)



At the heart of this lovely home is the superb open plan dining kitchen with French doors opening out to the rear garden and patio area, beckoning the outdoors in, creating a wonderful area for entertaining family & friends. the kitchen has a range of fitted units to base and walls with complimentary work surface and back splash boards. Built in double oven and gas hob with extractor hood above. Ample room for table & chairs & space for fridge freezer. Double glazed window, laminate flooring and radiator.

### Dining Area



Ample space for table & chairs, French doors open to the pretty rear garden.

### Kitchen



An array of fitted units to base & walls.

### Lounge Feature



Media wall with living flame effect fire.

### Lounge 15'0" x 12'1" (4.58 x 3.70)



A comfortable lounge, tastefully styled in neutral tones with feature media wall and inset living flame fire, providing a cosy ambience on those cold winter evening's. Double glazed bay window to front elevation, radiator and laminate flooring.

Outside



The fully enclosed rear garden extends the living accommodation with a paved patio area, providing ample space for outdoor seating, artificial lawn and raised planters.

Ground Floor W.C.



With low level toilet and vanity wash basin with splashback tiling. Double glazed obscure window, laminate flooring and radiator.

First Floor Accommodation

Bedroom One 15'0" x 12'1" (4.58 x 3.69)



A generously proportioned double bedroom with a range of slide robes and feature wall panelling. Double glazed window, radiator and laminate flooring.

Bedroom Two 11'4" x 7'8" (max) (3.46 x 2.35 (max))



A single bedroom currently used as the dressing room with double glazed window, radiator and laminate flooring.

Bedroom Three 11'4" x 6'11" (max) (3.46 x 2.13 (max))



A single bedroom, currently used as the home office/ study with double glazed window, radiator and laminate flooring.

Shower/ Bathroom



Recently updated the shower room has a large walk in shower cubicle with attractive wall boarding to splashbacks. Built in vanity unit housing the wash basin with useful storage

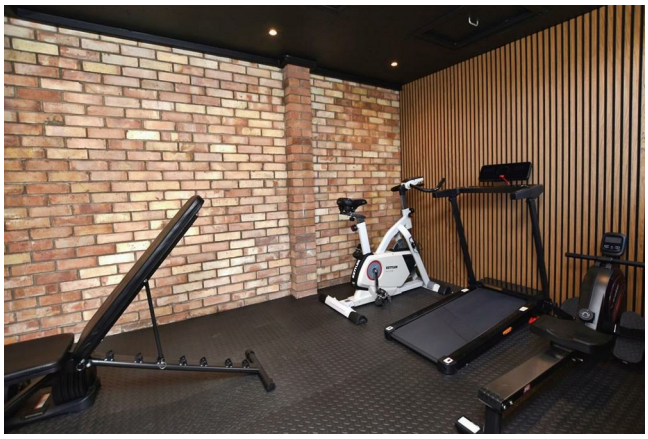
cupboards and toilet with concealed cistern. Double glazed window, chrome towel heater and vinyl flooring.

## Garden



A pretty rear garden with raised planters just bursting with colourful plantings. Decorative patio area provides ample space for seating, fully enclosed and not overlooked, providing a lovely outdoor area, ideal for entertaining family & friends.

## Garage/ Gym/ Utility Area



The garage has been converted to provide a gym area with useful storage to the front, utility area with plumbing for automatic washing machine and space for tumble dryer.

## Driveway

A private driveway provides ample off road parking with access to the garage and garden.

## Garden Planter



## Tenure

Tenure is Freehold

## Council Tax Band

East Riding of Yorkshire Council Tax Band C

## EPC Rating

EPC rating D

## 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.

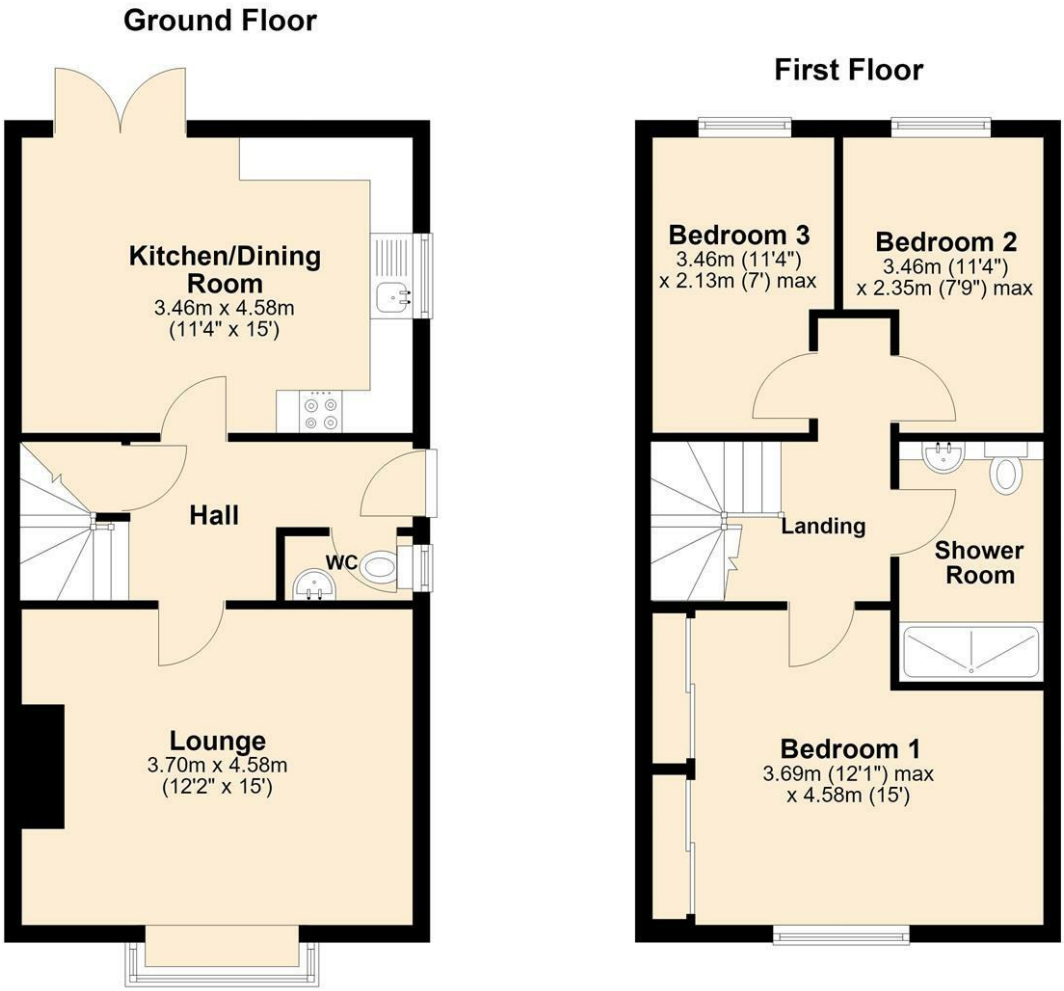
## Material Information.

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - O2 & Three Good/ EE & Vodafone okay
Broadband - Basic 20 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

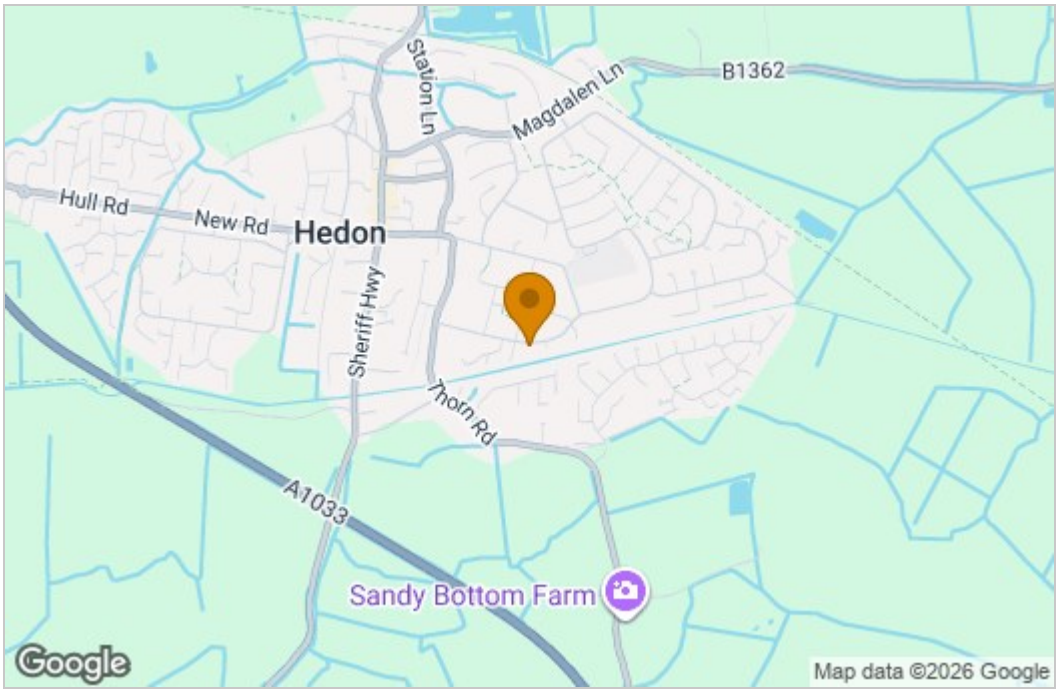
## Whitakers Estate Agent Declaration.

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.

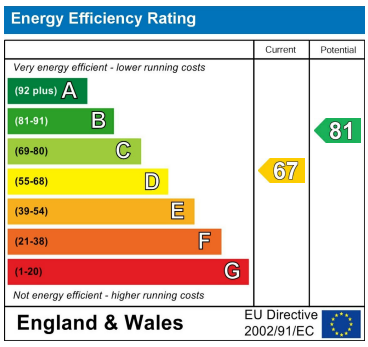
## Floor Plan

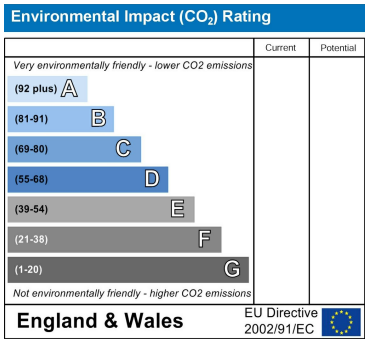



## Area Map




## 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.

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