# Whitakers
Estate Agents










## 52 George Street, Hedon, HU12 8JH

## By Auction £100,000

This Traditional Mid Terraced Cottage has been loved by the current owner for many years, the property has an endearing appeal and retains many original features to include sash windows and doors. presenting a wonderful opportunity for new owners to love and make it their own.

Set at the heart of the Historic Market Town of Hedon, just a short stroll away from all the amenities the town has to offer.

The original front entrance door opens to welcome you in to view the well proportioned accommodation on offer to include: a cosy LOUNGE with feature fireplace and original sash window to the front elevation. There is a comfortable SITTING room with an opening to the BREAKFAST KITCHEN and a door opening out to the South facing rear GARDEN, creating a lovely space for entertaining family & friends.

There is a GROUND FLOOR BATHROOM with three piece suite and TWO DOUBLE BEDROOMS to the first floor.

The sizeable rear GARDEN is south facing, mainly laid to lawn with mature trees and shrubbery to boundaries. There is a raised deck area providing an ideal spot for dining "al fresco" vehicle access to the rear ten foot.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

## Accommodation Comprising

### Entrance & Hallway

The original front entrance door opens to welcome you in to view the well proportioned accommodation on offer.

### Lounge 11'2" x 10'1" (3.42 x 3.08)



A cosy lounge with feature fireplace and original sash window to front elevation. Stained wood flooring and radiator.

### Lounge Feature



### Sitting / Dining Room 13'2" x 10'8" (4.02 x 3.27)




A comfortable sitting room with a retro feel, a lovely room to sit and relax. There is an opening into the breakfast kitchen, creating a lovely space for entertaining family & friends. Feature Parquet flooring, radiator and useful storage cupboard .

### Breakfast Kitchen 14'8" x 12'9" ( max) (4.49 x 3.89 ( max))



The kitchen has a range of fitted base and wall units with complimentary work surface. incorporating the breakfast bar. Stainless steel sink with mixer tap and space for slot in cooker with extractor above. Plumbed for automatic washing machine and space for fridge freezer. Tiled floor and a window and door providing access to the rear garden.

### Gardens



The south facing rear garden is mainly laid to lawn with mature trees and shrubbery to boundaries. There is a raised decking area, ideal for seating and dining "al fresco" A lovely outdoor area for all to enjoy.

Ground Floor Shower/ Bathroom 8'5" x 4'1" (2.59 x 1.25)



Tiling to walls and walk in shower cubicle with glazed screen. Low level W.C. and pedestal wash basin. Radiator and window to rear elevation.

Bedroom One 13'2" x 11'3" (4.03 x 3.44 )



A double bedroom with original sash window to front elevation, radiator and useful storage cupboard.

Bedroom Two 10'11" x 13'2" (3.35 x 4.03)



A further double bedroom with sash window, enjoying views over the rear garden. Built in storage cupboards, radiator and varnished wood flooring.

Loft Room



A drop down ladder provides access to the loft room with Velux window allowing ample light to the room, providing useful additional space/storage.

Garden Rear House



Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band A

EPC Rating
TBC

Material Information.
Construction - Brick under tiled roof
Conservation Area - Hedon
Flood Risk - Very Low
Mobile Coverage / Signal - EE O2 Vodafone and Three all good
Broadband - Basic 18 Mbps / Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

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.

### 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.

### Offering on a property

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.

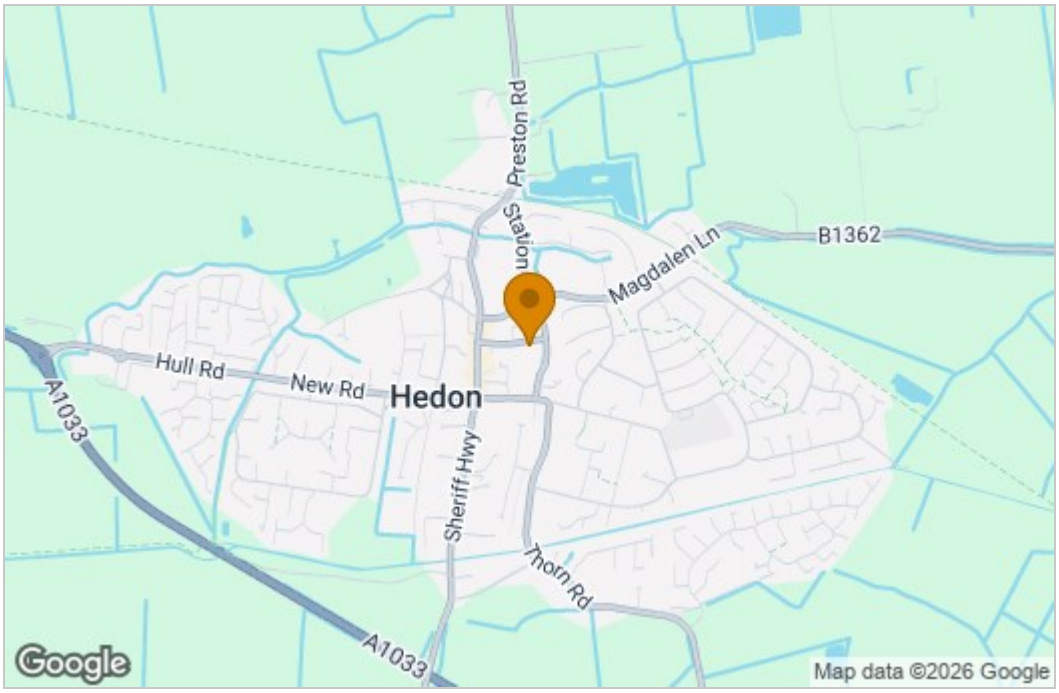
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

## Floor Plan

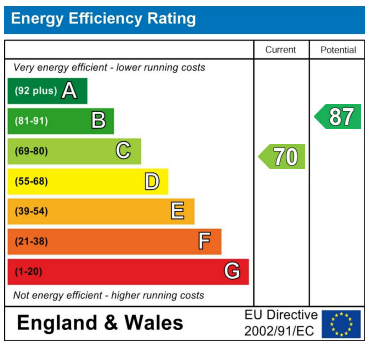


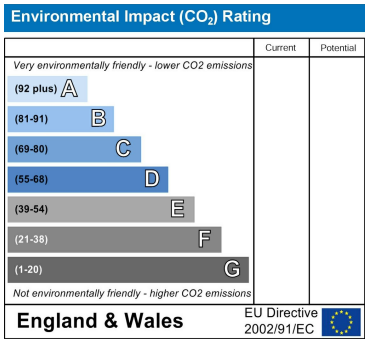

Total area: approx. 82.5 sq. metres (887.7 sq. feet)

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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