

Whitakers

Estate Agents



18 Poultney Garth, Hedon, HU12 8NS

£165,000

"IDEAL FOR THE FIRST TIME/ YOUNG FAMILY BUYER" This Superb Semi Detached Home is set off Inmans Road, Hedon, close to highly regarded primary school and within easy walking distance to the amenities of Hedon Town Centre. The accommodation is beautifully presented throughout, offering a TURN KEY opportunity, ready and waiting for new owners to move straight into. The entrance door to the side elevation opens to welcome you in to view the accommodation on offer to include: A comfortable LOUNGE with feature fireplace and well equipped BREAKFAST KITCHEN with views out over the rear GARDEN. There are TWO DOUBLE BEDROOMS and a contemporary BATHROOM to the first floor. Outside there is a PRIVATE DRIVEWAY, providing ample OFF ROAD PARKING and access to the GARAGE
DO NOT DELAY, CALL TO ARRANGE YOUR VIEWING TODAY!

Accommodation Comprising

Entrance

Double glazed entrance door to the side elevation opens to welcome you in to view.

Lounge 12'0" x 17'5" (max) (3.67 x 5.32 (max))



A comfortable lounge with feature fireplace and staircase taking you up to the first floor. Double glazed window to front elevation and radiator.

Lounge Feature



Breakfast Kitchen 12'0" x 8'8" (3.67 x 2.66)



The breakfast kitchen has a range of fitted base and wall units with contrasting work surface, breakfast bar and tiled splashbacks. Integrated dishwasher and space for fridge freezer. Built in

electric oven with four ring gas hob and stainless steel extractor hood above. Stainless steel sink with mixer tap and drainer. Space and plumbing for automatic washing, integrated, under counter fridge & freezer. Double glazed window and door providing access to the rear garden. Radiator and tiled flooring.

Breakfast Bar



Bedroom One 12'0" x 8'3" (3.67 x 2.53)



A double bedroom with a range of mirrored sliding wardrobes providing ample storage. Double glazed window, radiator and laminate flooring.

Bedroom Two 12'0" x 8'6" (3.67 x 2.60)



a double bedroom with mirrored sliding

wardrobes. Double glazed window, radiator and laminate flooring.

Bathroom 7'10" x 5'3" (2.40 x 1.62)



Fully tiled, recently fitted, contemporary bathroom to include: P shape bath with overhead rain and hand held shower & glazed screen. Vanity unit incorporating the wash basin with useful storage cupboard below. Low level W.C. and chrome towel heater.

Outside

Garage & Driveway

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

Garden



The rear garden is mainly laid to lawn with a paved patio and timber summer house, a lovely outdoor space for dining "al fresco" Timber fencing to boundaries with gated access to the driveway.

Summer House

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band B

EPC Rating

EPC Rating TBC

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 - Medium

Mobile Coverage / Signal - O2/ Vodafone/Three and EE all okay

Broadband - Basic 4 Mbps / Ultrafast 0000 Mbps

Coastal Erosion - No

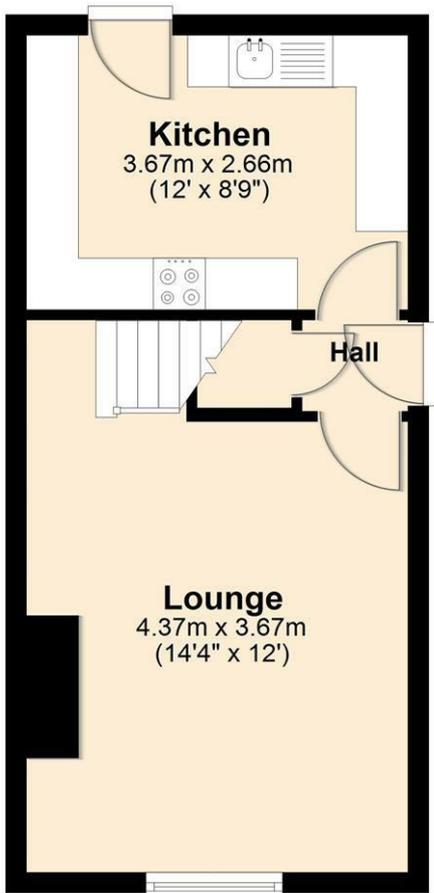
Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.

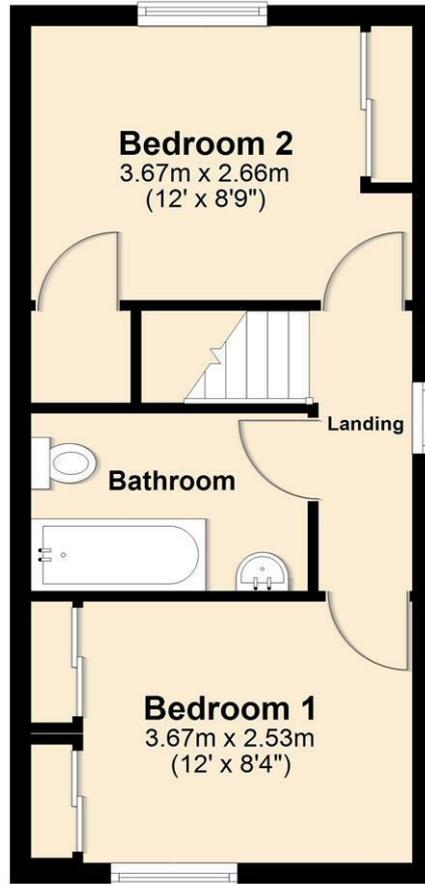
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Floor Plan

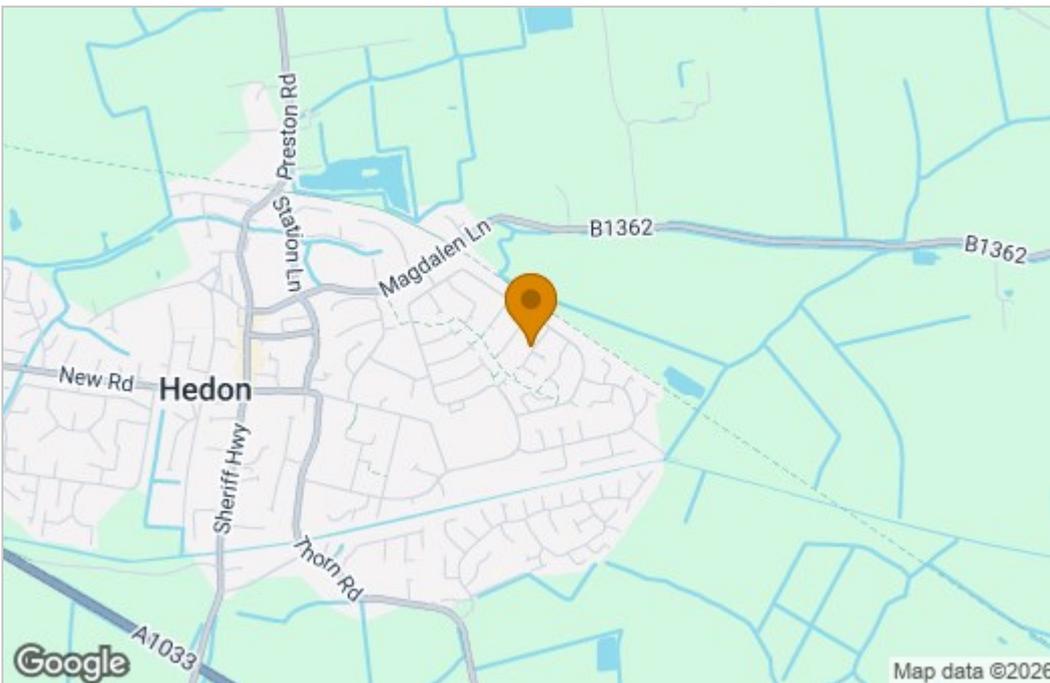
Ground Floor



First Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.