

# Whitakers

Estate Agents



## 8 Fairfax Drive, Hedon, HU12 8PF

**£185,000**

SITUATED IN THE HIGHLY SOUGHT-AFTER MARKET TOWN OF HEDON, WITHIN CLOSE PROXIMITY OF WELL-REGARDED SCHOOLS, LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS, THIS TWO-BEDROOM DORMER BUNGALOW IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN, MAKING IT AN IDEAL PURCHASE FOR A WIDE RANGE OF BUYERS LOOKING TO CREATE A HOME TO THEIR OWN TASTE.

INTERNALLY, THE PROPERTY FEATURES A GENEROUSLY PROPORTIONED KITCHEN DINING AREA, WITH PATIO DOORS LEADING TO A CONSERVATORY, THEN SLIDING DOORS LEADING TO THE GARDEN, PROVIDING ADDITIONAL LIGHT-FILLED LIVING SPACE. TO THE FRONT, A SPACIOUS LOUNGE OFFERS A COMFORTABLE AND INVITING AREA. THE PROPERTY IS WELL SUITED TO ACCESSIBLE LIVING, BENEFITTING FROM A FITTED STAIRLIFT TO THE FIRST-FLOOR DORMER, WHERE YOU WILL FIND TWO DOUBLE BEDROOMS AND A FUNCTIONAL WET ROOM.

EXTERNALLY, THE HOME ENJOYS A WELL-PROPORTIONED AND PRIVATE REAR GARDEN, PERFECT FOR OUTDOOR ENJOYMENT, WITH A GREENHOUSE AND SHED AT THE BOTTOM OF THE GARDEN, ALONG WITH A DETACHED BRICK GARAGE AND OFF-STREET PARKING FOR MULTIPLE VEHICLES.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL THIS PROPERTY HAS TO OFFER.

### Entrance Hall

Carpeted throughout with a staircase with a fitted stairlift leading to the first floor dormer landing where there is a hatch to loft space with drop down ladder. Leading to:

### Lounge



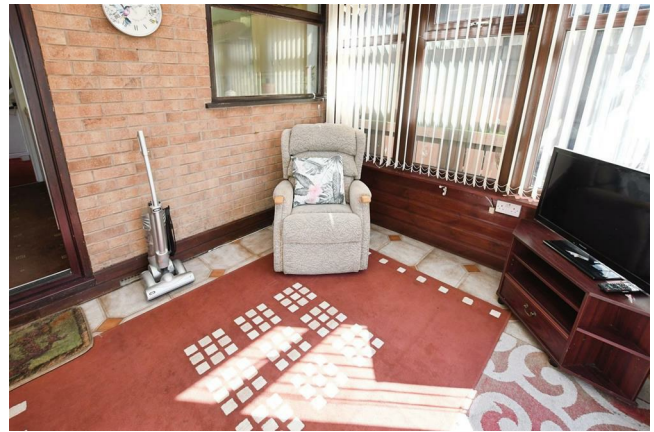
Well proportioned lounge with a large bay window to the front aspect. Carpeted, comprises of a gas fire and 2 radiators.

### Fitted Kitchen/Dining Room



Large kitchen/diner with partial carpets, covering the dining area, and vinyl flooring throughout the kitchen. Comprises a wide range of floor and wall units, an integrated gas oven and hob with a stainless steel sink and a wooden window to the rear aspect.

### Conservatory



Conservatory to the rear, offering additional living space, with sliding doors leading to the rear garden.

### Garden



### Cloak Room



Cloak room with a bifold door. With vinyl flooring, a high rise WC with a wall mounted sink and radiator

## Bedroom 1



Carpeted throughout, with fitted wardrobes for extra storage space. A UPVC window to the front aspect, and a radiator and a small door leading to loft space.

## Bedroom 2



Carpeted throughout with built in wardrobes, and a radiator. UPVC window to the rear aspect and a small door leading to loft space.

## Wet Room

Fitted wet room, with non-slip vinyl flooring throughout, an electric, wall mounted shower, with a high rise WC and a corner vanity sink unit and radiator.

## Garage



Detached brick garage, offering additional storage space, or an extra off street parking space. The access is from the side drive and electric over door.

## Gardens

Well proportioned, low maintenance rear garden with greenhouse and shed.

## Council Tax

East Riding Council Tax band B

## EPC

## 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 - brick under tile

Conservation Area - no

Flood Risk - Very low

Mobile Coverage/Signal - EE/Vodafone/O2/Three

Broadband - Basic 18 Mbps Ultrafast 10000 Mbps

Coastal Erosion - no

Coalfield or Mining Area - no

Planning - no

Whitakers Estate Agent Declaration:

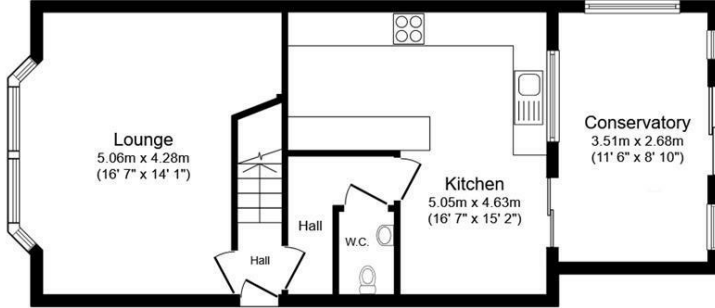
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Offering on a property

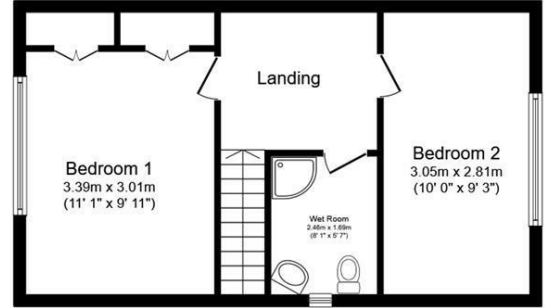
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per 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



**Ground Floor**  
 Floor area 59.6 sq.m. (641 sq.ft.)

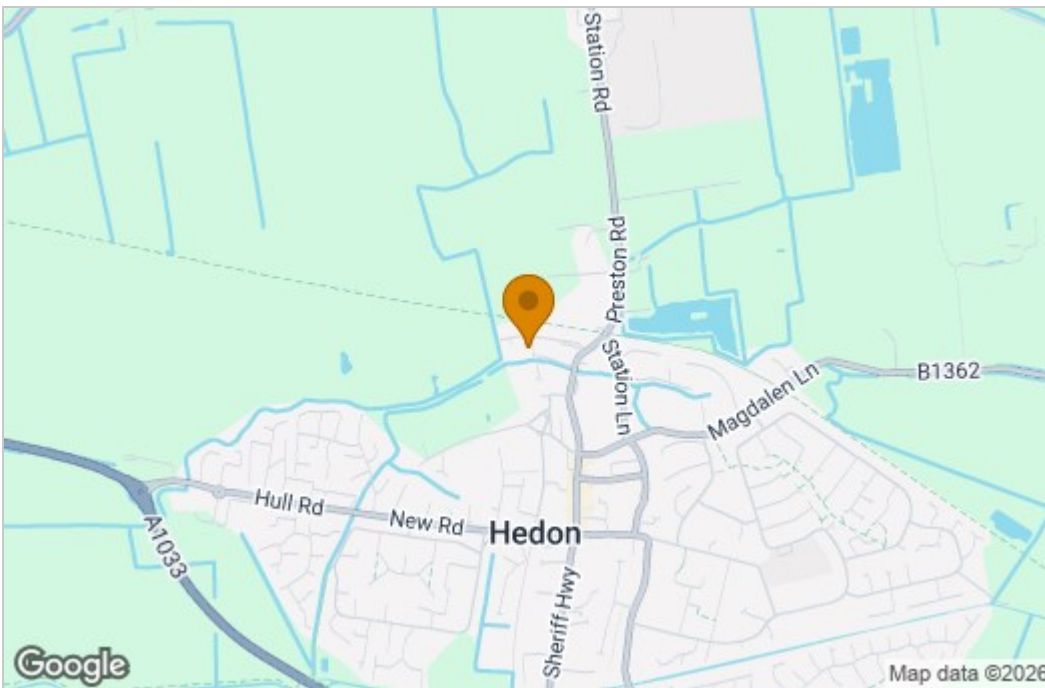


**First Floor**  
 Floor area 45.5 sq.m. (490 sq.ft.)

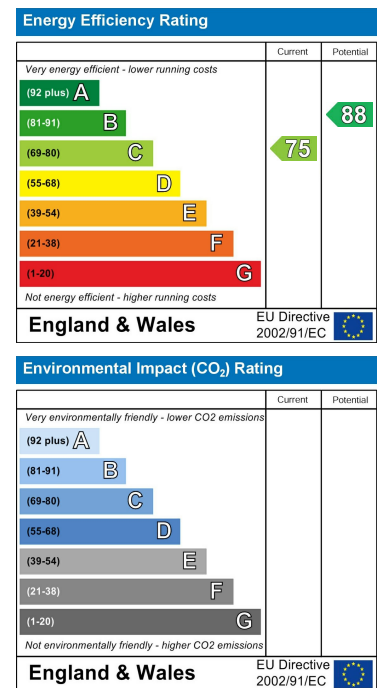
Total floor area: 105.1 sq.m. (1,131 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# 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.