

Whitakers

Estate Agents



21 Greville Road, Hedon, HU12 8DP

£100,000

This Superb Quarter House is beautifully presented and tastefully styled throughout, offering a TURN KEY opportunity, ready for a new owner to move straight into!

The property boasts a DOUBLE BEDROOM with fitted wardrobes and a modern SHOWER ROOM, stairs lead up to a useful LOFT SPACE, providing additional storage. The fabulous OPEN PLAN layout to the LOUNGE and BREAKFAST KITCHEN, along with the decked GARDEN, creates a lovely open space, ideal for entertaining family & friends.

Ideally situated within walking distance of all the amenities that the Historic Market Town of Hedon, including Doctors Surgery on your doorstep and independent shops, cafés, and essential services. Green spaces such as Ivy Lane are close by, providing leisure opportunities and family-friendly areas. The neighbourhood features historical buildings, reflecting the character of Hedon, and excellent local schools are within a short distance, making this an ideal choice for the first time buyer/ downsizer.

Entrance 3'11" x 2'11" (1.2 x 0.9)

A double glazed door opens to welcome you in to view the accommodation on offer , useful storage cupboard and door to lounge.

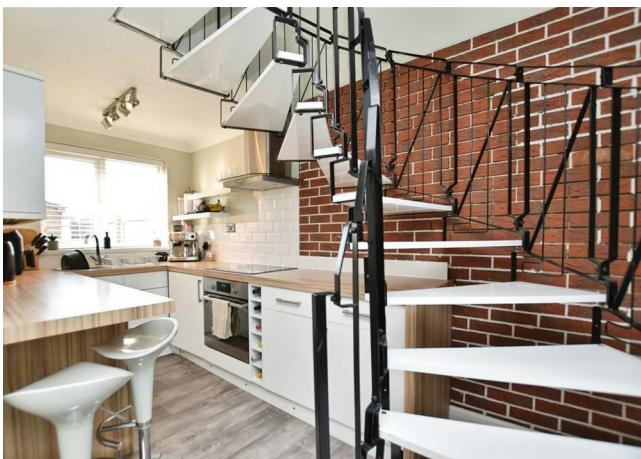
Lounge 13'1" x 8'9" (4.0 x 2.69)



A comfortable lounge open to the kitchen area with feature spiral staircase. Double glazed window , laminate flooring and electric radiator.

Lounge Stair Feature

Breakfast Kitchen 13'1" x 6'5" (4.0 x 1.97)



A modern kitchen with a range of high gloss units with complimentary wood block work surface, incorporating the breakfast bar, tiled splashbacks. Stainless steel sink with mixer tap and drainer. Plumbed for automatic washing machine and built in oven with electric hob and stainless steel extractor hood above. Double glazed window and laminate flooring. Feature spiral staircase taking you up to the first floor bedroom.

Kitchen Over



Bedroom 13'1" xx 7'10" (4.0 xx 2.40)



A double bedroom with a range of fitted wardrobes. Two double glazed windows and stairs taking you up to the loft space.

Shower Room 5'6" x 5'6" (1.69 x 1.68)



A modern shower room with shower cubicle, vanity unit housing the wash basin with useful storage below and low level W.C. Double glazed window and an electric radiator.

Loft Space 15'2" x 8'6" (max) (4.64 x 2.60 (max))



Useful loft space with Velux window.

Garden



A fully decked rear garden with timber shed and ample space for table & chairs, a lovely, enclosed outdoor space for entertaining family & friends.

Patio



Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band A

EPC Rating

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/ Vodafone and EE all okay

Broadband - Basic 14 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

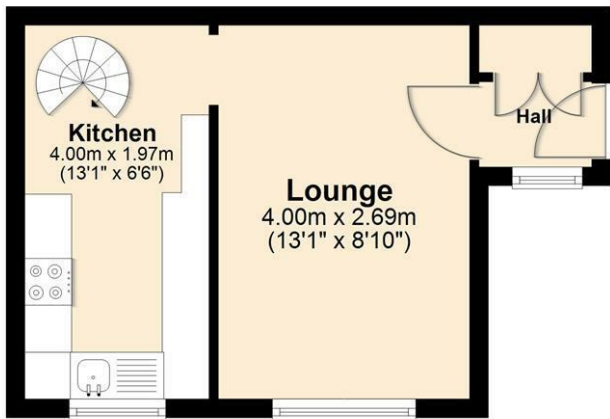
Coalfield or Mining Area - NO

Whitakers Estate Agent Declaration.

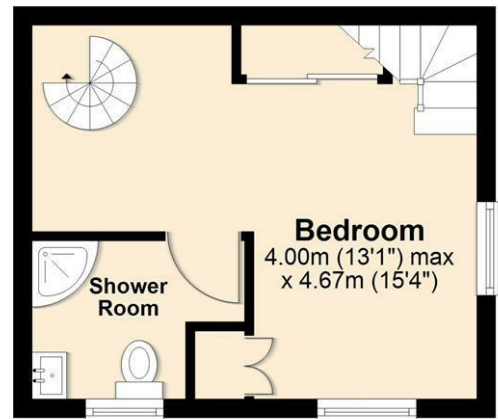
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Floor Plan

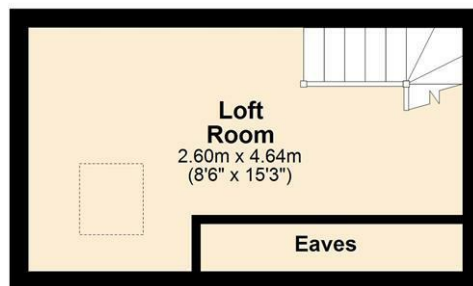
Ground Floor



First Floor

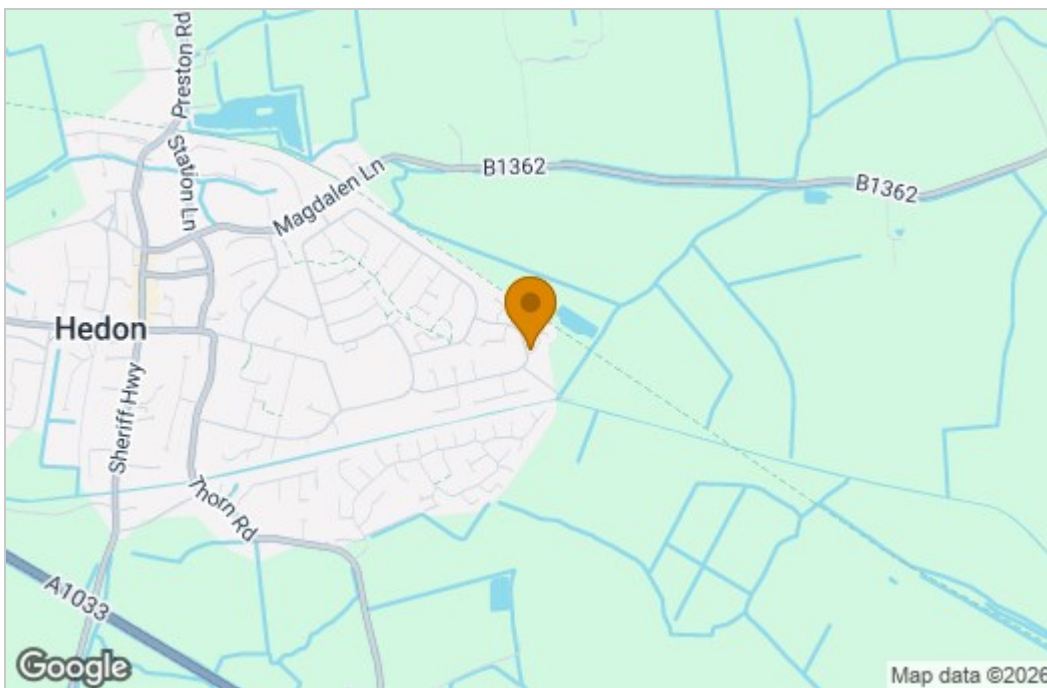


Second Floor



Total area: approx. 41.1 sq. metres (441.9 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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