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Your Home. Your Agent



7 Constable Garth, Hedon, Hull, East Yorkshire, HU12 8PD

Offers Over £115,000

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IDEALLY SUITED FOR APPLICANTS LOOKING FOR AN AFFORDABLE RE-DEVELOPMENT OPPORTUNITY.

Ample external parking is offered with this Two Bedroom home. Constable Garth remains a tranquil residential cul-de-sac, a short distance away from the local amenities and services of the village.

The property offers the potential for a full programme of internal upgrade with a number of re-development options.

Accommodation briefly comprises; Entrance Hall, kitchen with access through to the garden, Lounge/dining area with a front facing view. To the first floor an inner landing leads through to two generously sized double bedrooms and Bathroom.

Parking provision is offered to the side of the property with garage access also and store.

Private facing rear gardens and all within a central village position and advised for internal viewing, with no onward chain.



GROUND FLOOR

SIDE ENTRANCE

Accessed via uPVC double glazed door, understairs storage cupboard, provides access to reception lounge and kitchen.

RECEPTION LOUNGE

17'4" x 12'2" (5.30 x 3.72)

With uPVC double glazed bow window to the front outlook, a central focal point is provided via hearth and fire insert with brick detailing, suitably sized to accommodate furniture suite, staircase approach with balustrade and spindles to first floor level.

KITCHEN

12'1" x 9'4" (3.69 x 2.85)

Fitted with a range of traditionally styled wall and base units, contrasting work surfaces over, inset laminate 1.5 bowl sink and drainer, mid level oven, space for a number of freestanding white goods, plumbing for washing machine, space for breakfast table to alternate room length, uPVC double glazed window to the rear and personnel door to garden.

FIRST FLOOR

LANDING

With uPVC double glazed window to side elevation, providing access to two double bedrooms and house bathroom.

BEDROOM ONE

11'9" x 8'3" (3.59 x 2.52)

With uPVC double glazed window to the rear elevation, of double bedroom proportions.

BEDROOM TWO

8'5" x 9'2" (2.59 x 2.80)

With uPVC double glazed window to the front elevation.

HOUSE BATHROOM

9'5" x 5'5" (2.88 x 1.67)

With three piece suite comprising of inset basin to vanity unit, panelled bath with showerhead and console over, low flush w.c, tiling to splashbacks.

OUTSIDE

Constable Garth remains conveniently positioned in the delightful village of Hedon, benefiting from a private cul-de-sac position, offering scope for a full program of internal upgrade and consequently offering an affordable renovation opportunity for developers, investors and owner occupiers alike.

A side driveway provides ample parking provision, with low level wall to the front boundary perimeter and front garden area.

Access leads to a private and enclosed rear garden with patio terrace extending from the building footprint, a brick built garage opening with double doors and personnel access door to side, with additional store also beyond.

AGENTS NOTE

Viewing of the subject dwelling comes advised for applicants with an appetite for remodelling, modernisation and refurbishment, with viewing via the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'B'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

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WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before

committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

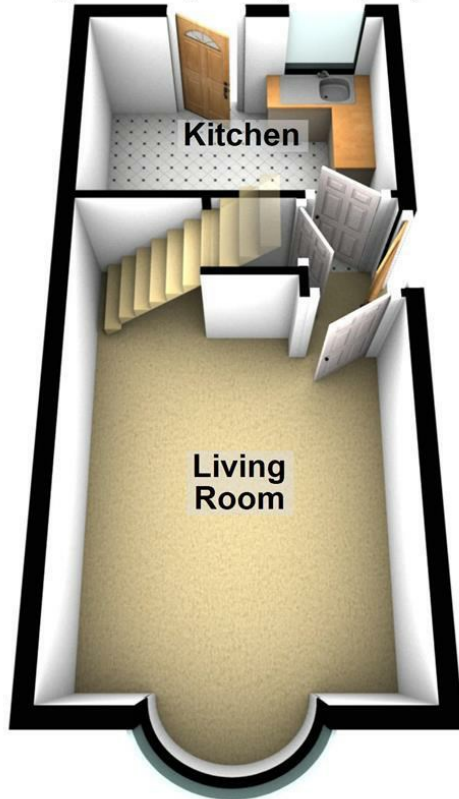
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.





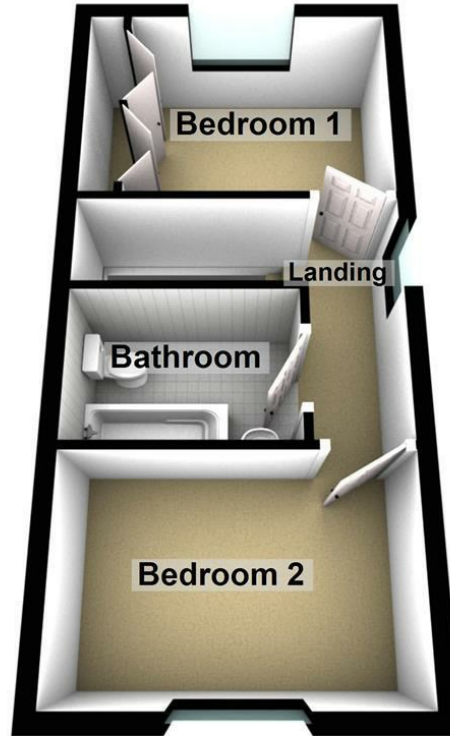
Ground Floor

Approx. 28.3 sq. metres (304.9 sq. feet)

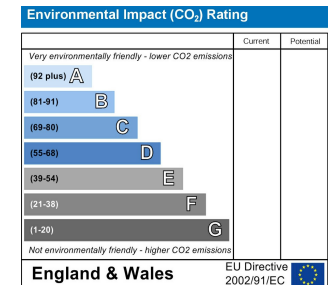
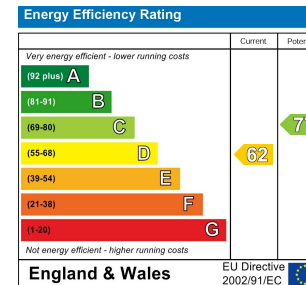


First Floor

Approx. 28.0 sq. metres (301.0 sq. feet)



Total area: approx. 56.3 sq. metres (605.9 sq. feet)



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