Whitakers
Estate Agents

17 St. Marys Drive, Hedon, HU12 8NG

£110,000

***IDEAL FOR THE FIRST TIME BUYER OR RENTAL OPPORTUNITY**

This Mid Terraced Property comes to market with NO ONWARD CHAIN, ready and waiting for new owners to move in and make it their own.

The property boasts : A front ENTRANCE PORCH with an internal door opening into the light and airy LOUNGE and onto the BREAKFAST KITCHEN with a door opening out to the rear GARDEN. There is a modern BATHROOM and TWO BEDROOMS. There is a pleasant green space to the rear of the property with mature trees and shrubbery providing a lovely back drop to this home.

Set off Inmans Road in the popular market town of Hedon and within easy reach of all local amenities and highly regarded schools.

We anticipate a high demand for this property

DO NOT DELAY, CALL TO ARRANGE YOUR VIEWING TODAY!!

Entrance Porch

A double glazed front entrance door opens to welcome you in to view the accommodation on offer with an internal door opening to the lounge.

Lounge

A light and airy lounge with feature fireplace and double glazed window to the front elevation. Radiator and laminate flooring.

Breakfast Kitchen

A modern breakfast kitchen with a range of fitted base and wall units, complimentary work surface and brick pattern tiling to splashbacks. Space for slot in gas cooker. Stainless steel sink with mixer tap and drainer. Plumbed for automatic washing machine and space for fridge/freezer. Double glazed window and door opening to the rear garden. Breakfast table, radiator and laminate flooring.

Kitchen

Bedroom One

A double bedroom with useful storage cupboard. A double glazed window to front elevation and radiator.

Bedroom Two

With double glazed window enjoying views over the garden and green space to the rear of the property. Radiator.

Bathroom

A modern bathroom with panelled bath and overhead shower. Low level W.C. and vanity unit housing the wash basin with useful storage below. Tiling to splashbacks, double glazed window, radiator and tiled flooring.

Garden

The rear garden is mainly laid to lawn with a timber garden shed. Timber fencing to boundaries with a gate taking you out to the green area to the rear.

Rear House and Garden

Rear Green Space

Tenure
Tenure is freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band A

EPC Rating
EPC Rating D

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.

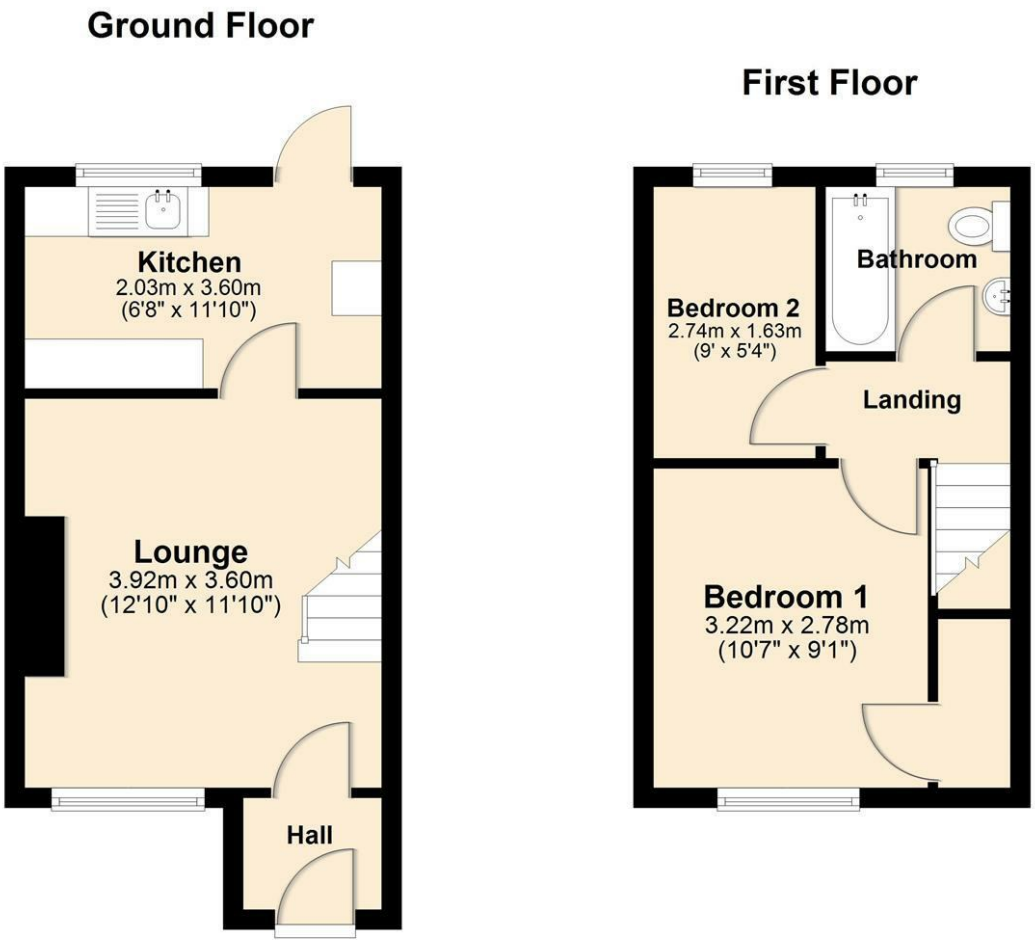
Material Information.
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - O2/ Three/ Vodafone and EE all okay
Broadband - Basic 14 Mbps /Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.
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.

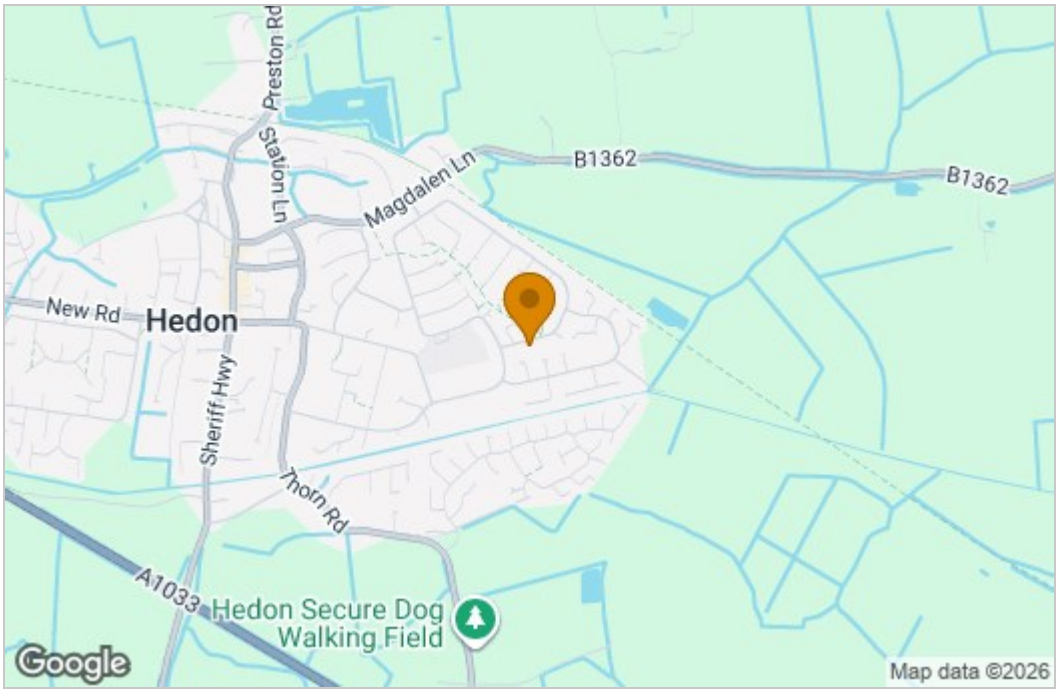
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

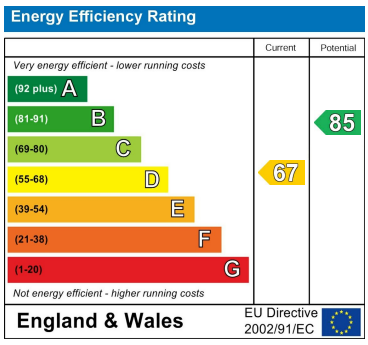


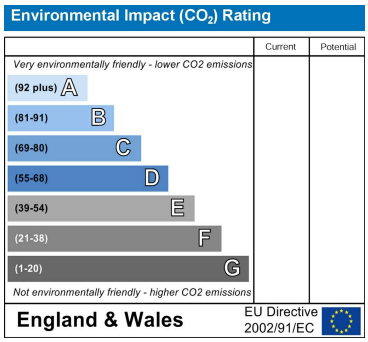
Total area: approx. 45.3 sq. metres (487.4 sq. feet)

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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