Whitakers
Estate Agents









38 Charles Street, Hedon, HU12 8HT

Offers In The Region Of £160,000

Whitakers Estate Agents are pleased to introduce this neatly presented true bungalow which would make an ideal home for those seeking to make the transition from a multi-storey property to a home on the ground floor. Alternatively, those seeking to downsize without heavily compromising on living space available may also wish to arrange a viewing.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to all rooms inside. The layout briefly comprises : spacious lounge, a double bedroom and good second bedroom, fitted kitchen, and a bathroom furnished with a three-piece suite.

Externally to the front aspect, there is a pave forecourt which accommodates off-street parking. There are solar panel fitted to the roof and a side drive extends down the side of the property towards the low maintenance rear garden which is enclosed by wooden fencing.

The accommodation comprises

Front external



Externally to the front aspect, there is a pave forecourt which accommodates off-street parking and solar panels fitted to the roof.

Hall

UPVC double glazed door, central heating radiator, and laminate flooring. With access to the loft hatch, and leading to :

Lounge 12'8" x 9'7" (3.87 x 2.94)



UPVC double glazed window, central heating radiator, and laminate flooring.

Kitchen 8'8" x 7'11" (2.65 x 2.43)



UPVC double glazed window, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob above.

Bedroom one 11'5" x 9'7" maximum (3.50 x 2.94 maximum)



UPVC double glazed bow window, central heating radiator, built-in wardrobe, and laminate flooring.

Bedroom two 8'9" x 7'4" (2.67 x 2.24)



UPVC double glazed French doors to the rear garden, central heating radiator, and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising panelled bath with mixer tap and waterfall shower, vanity sink with mixer tap, and low flush W.C.

Rear external

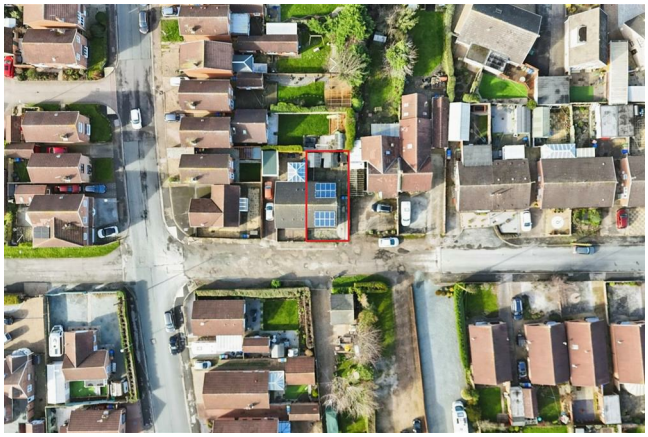


A side drive extends down the side of the property towards the low maintenance rear garden which is enclosed by wooden fencing.

Location

Charles Street is a quiet residential road in the historic market town of Hedon, just east of Kingston upon Hull. Situated within easy reach of Hedon's town centre, the street benefits from close proximity to local shops, cafés, and everyday amenities, while retaining a peaceful neighbourhood feel. The area is well connected by road to Hull and the wider East Riding, making it convenient for commuters, and it also lies near open countryside and the Humber estuary for those who enjoy coastal and rural surroundings. With its blend of small-town charm and accessibility, Charles Street offers a pleasant setting within one of the region's most characterful communities.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - HED022038000
Council Tax band - B

EPC rating

EPC rating - A

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 19 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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.

Whitakers Estate Agent Declaration

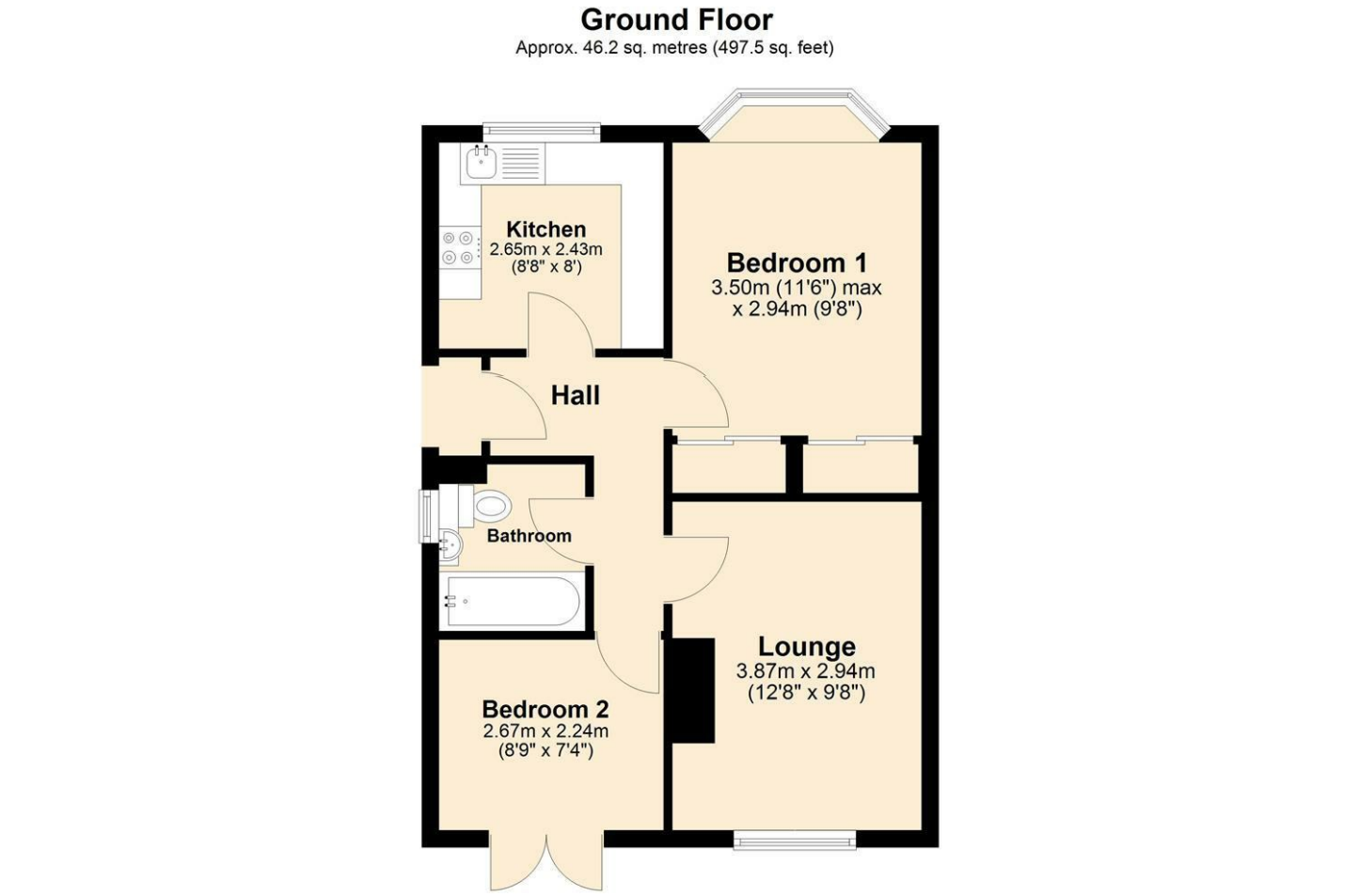
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

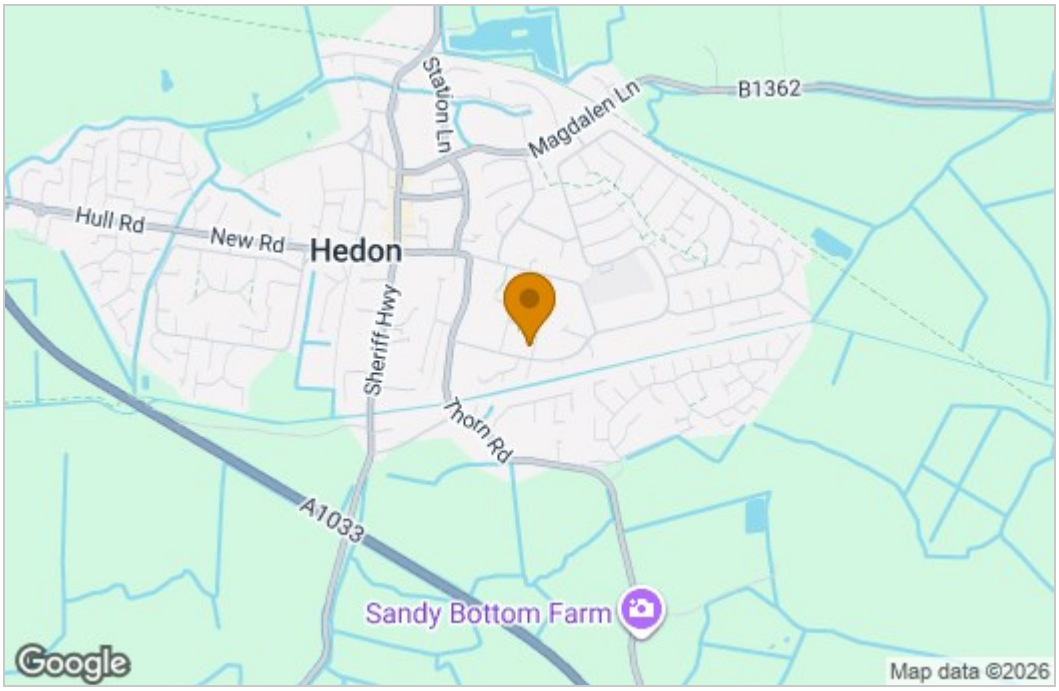
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

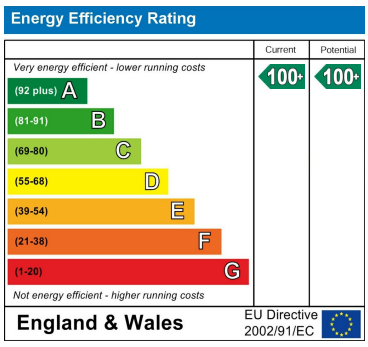


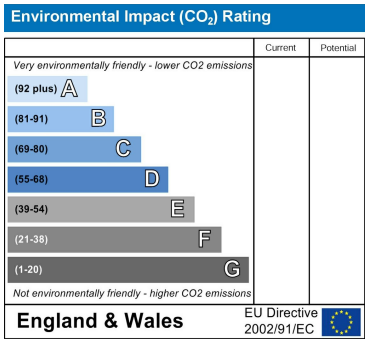
Total area: approx. 46.2 sq. metres (497.5 sq. feet)

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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