

# Whitakers

Estate Agents



## 2 Thompson Road, Hedon, HU12 8QQ

**Offers Over £200,000**

Whitakers are delighted to present this SUPERB SEMI DETACHED HOME to the market!

Situated on this sought after Broad Acres Development in the popular market town of Hedon, close to local shops, schools and amenities, the property also enjoys excellent transport links into the City of Hull and to surrounding East Coast villages.

This modern home offers a TURN KEY OPPORTUNITY ready and waiting for new owners to move into!

The well presented accommodation includes: Entrance hall with GROUND FLOOR W.C and stairs taking you up to the THREE first floor BEDROOMS and the family BATHROOM. The ground floor has a comfortable LOUNGE and a fabulous OPEN PLAN DINING KITCHEN with French doors opening out to the rear GARDEN with a patio, attractive water feature and raised decking, creating a wonderful space for entertaining family & friends.

Having the additional benefit of a private DRIVEWAY, providing ample OFF ROAD PARKING with gated access to the GARAGE .

VIEWING IS HIGHLY RECOMMENDED !

## Accommodation Comprising

### Entrance & Hallway



A welcoming hallway with doors to the ground floor W.C. and stairs to first floor.

### Lounge 14'8" x 10'4" (max) (4.49 x 3.17 (max))



A comfortable lounge with walk in bay window to front elevation and double glazed window. Radiator and door to dining kitchen.

### Lounge



### Dining Kitchen 13'5" x 10'3" (4.11 x 3.13)



A fabulous open plan dining kitchen with French doors opening to the rear garden and patio area, creating a lovely space for entertaining family & friends. A superb range of high gloss units to walls and base with complimentary wood block effect work surface incorporating the breakfast bar. Built in oven and ceramic hob with stainless steel extractor hood above. Stainless steel sink with mixer tap and drainer. Plumbing for automatic washer/dryer and space for American style fridge freezer. Double glazed window and door opening out to the rear garden. Radiator and laminate flooring.

### Kitchen Only



Ground Floor W.C. 4'11" x 2'10" (1.51 x 0.87)



Ground floor W.C with toilet and wash basin. Double glazed window, laminate flooring and radiator.

Bedroom One 13'5" x 8'6" (4.11 x 2.60)



A double bedroom with ample space for bedroom furniture. Two double glazed windows to front elevation and radiator.

Bedroom One



Bedroom Two 10'9" x 6'5" (3.29 x 1.96)



A further double bedroom with double glazed window and radiator.

Bedroom Three 7'8" x 6'9" (2.36 x 2.08)



A further bedroom with double glazed window and radiator.

Family Bathroom 7'4" x 5'6" (2.26 x 1.70)



The family bathroom has a P shape panelled bath with overhead shower and glazed screen. Low level W.C. and pedestal wash basin. Double glazed window and chrome towel heater. Tiling to walls and laminate flooring

Decking & Water Feature



## Gardens



A generously proportioned rear garden, mainly laid to lawn with an attractive water feature, paved patio and raised deck, creating a lovely outdoor space for the family to enjoy. Family & pet friendly with timber fencing to boundaries and gated access to the front.

## Patio



## Garage & Driveway



A block paved driveway with decorative stone chippings provides ample space for off road parking. Gated access to the rear garage with metal up and over door providing vehicle access.

## Tenure

Tenure is Freehold

## Council Tax Band

East Riding of Yorkshire Council Tax Band B

## EPC Rating

TBC

## 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 - Very Low

Mobile Coverage / Signal - O2/ EE/ Vodafone and Three all okay

Broadband - Basic 22Mbps/ Ultrafast 10000

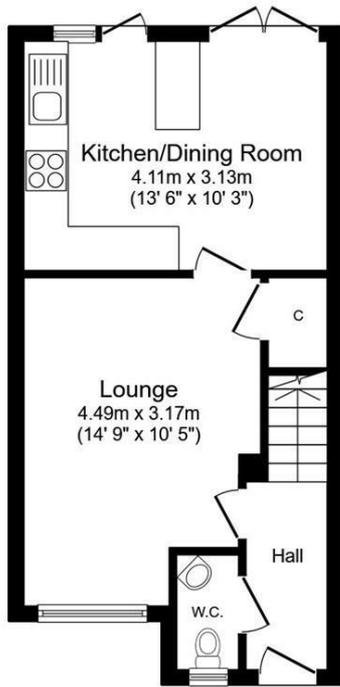
Coastal Erosion - No

Coalfield or Mining Area -No

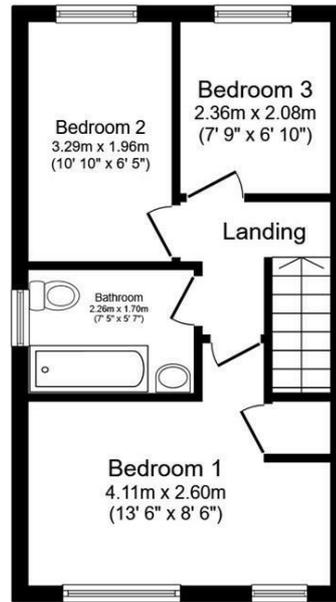
## Whitakers Estate Agent Declaration.

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.

# Floor Plan



**Ground Floor**  
Floor area 33.5 sq.m. (361 sq.ft.)

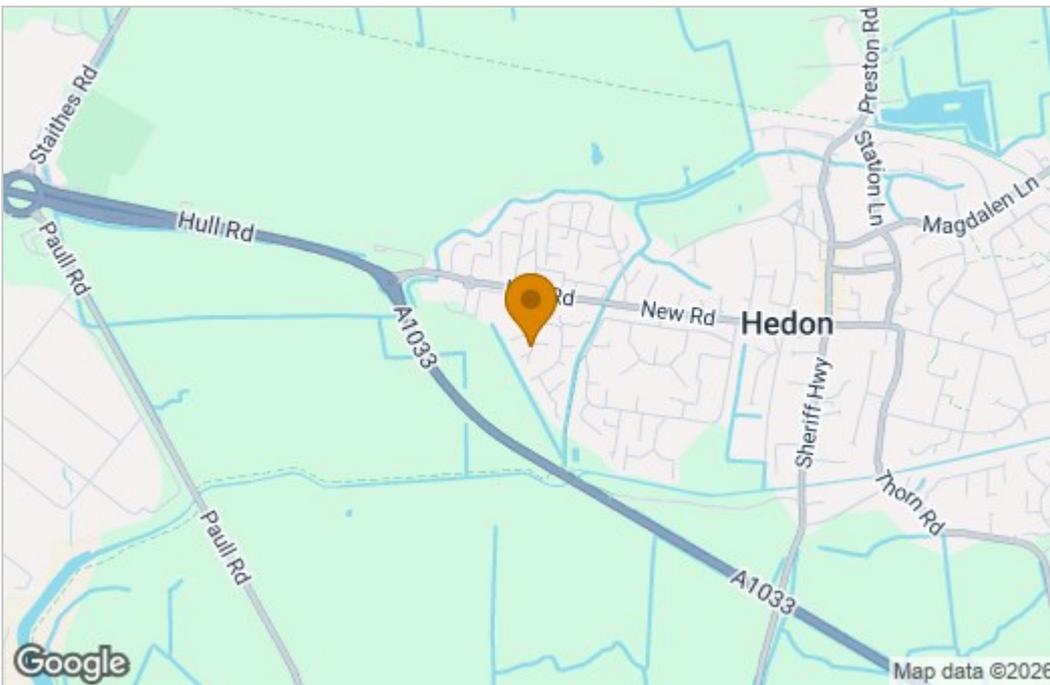


**First Floor**  
Floor area 31.7 sq.m. (342 sq.ft.)

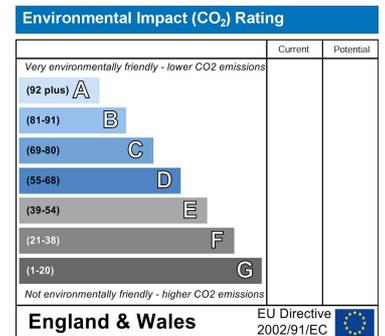
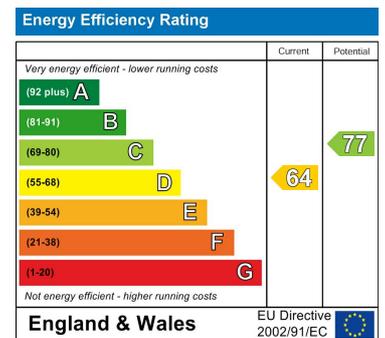
Total floor area: 65.2 sq.m. (702 sq.ft.)

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.