Whitakers
Estate Agents









18 Baildon Court, Hedon, HU12 8GS

£145,000

"IDEAL FOR THE FIRST TIME BUYER / INVESTOR/ DOWNSIZER

Enjoying OPEN VIEWS to the rear, this modern TERRACED PROPERTY enjoys a Cul De Sac setting on the desirable Leaf Sail Farm Development. The well laid out accommodation includes a fitted KITCHEN, ground floor W.C. and a comfortable LOUNGE DINER with adjoining CONSERVATORY and doors opening out to the rear GARDEN, creating a lovely space for entertaining family & friends.

There are TWO DOUBLE BEDROOMS and a BATHROOM to the first floor, the rear bedroom boasts stunning open views, lovely to wake up to in the morning!

There is a pretty, enclosed rear GARDEN and ALLOCATED OFF ROAD PARKING to the front elevation.

Set on the popular Leaf Sail Farm development and within easy reach of all the amenities that the Historic Market Town of Hedon has to offer.

Do not delay, arrange your viewing today!

Accommodation Comprising

Entrance & Hallway
An attractive canopied entrance door opens to welcome you in to view the accommodation on offer. Doors open to the cloakroom and ground floor W.C.

Ground Floor W.C.
With low level W.C. and wash basin.

Kitchen 6'9" x 7'11" (2.06 x 2.43)



The kitchen has a range of fitted units to base and walls with complimentary work surface and tiled splashbacks. Ceramic sink with mixer tap and drainer. Built in oven with gas hob and extractor hood above. Plumbing for automatic washing machine and space for fridge freezer. Double glazed window and an opening to the hallway.

Lounge/ Diner 12'11" x 15'3" (3.96 x 4.67)



A comfortable through lounge diner with feature fireplace housing the electric "living flame" fire Laminate flooring, radiator and open to the conservatory.

Lounge Feature



Conservatory 9'4" x 8'7" (2.86 x 2.62)



Part brick with double glazed windows and doors opening out to the rear garden., creating a lovely room for entertaining or to sit and enjoy the garden views.

Garden

Bedroom One 13'0" x 8'1" (3.98 x 2.48)



A double bedroom with two double glazed windows to the front elevation and radiator.

Bedroom Two 10'10" x 8'3" (3.32 x 2.52)



A double bedroom with double glazed window to rear aspect, used as the main bedroom as the views over open countryside are just lovely to wake up to in the morning.

Bathroom 6'4" x 6'5" (1.95 x 1.97)



The bathroom is fully tiled and includes : panelled bath with overhead shower and screen, low level W.C and vanity unit housing the wash basin with useful storage below. Towel heater and vinyl flooring.

Views From First Floor



Garden



The rear garden has a block paved patio area, ideal for dining "al fresco", mainly laid to lawn with an array of colourful plantings and shrubbery to borders. There is a timber shed, providing garden storage and timber fencing to boundaries.

Allocated Parking

Tenure

Council Tax Band
East Riding of Yorkshire Council B

EPC Rating

Making An Offer
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.

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.

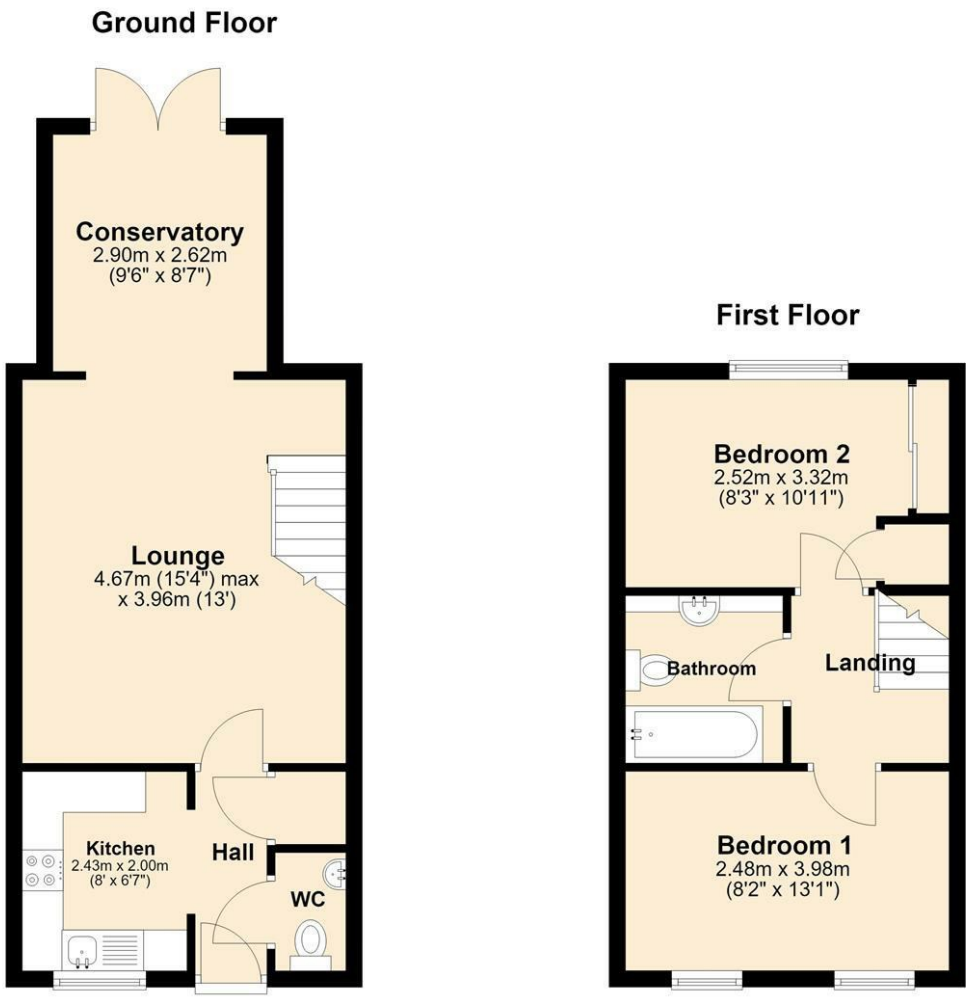
Material Information.

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - EE / Vodafone / Three / O2 all okay
Broadband - Basic 10 Mbps / Ultrafast 10000 Mbp
Coastal Erosion - No
Coalfield or Mining Area - No

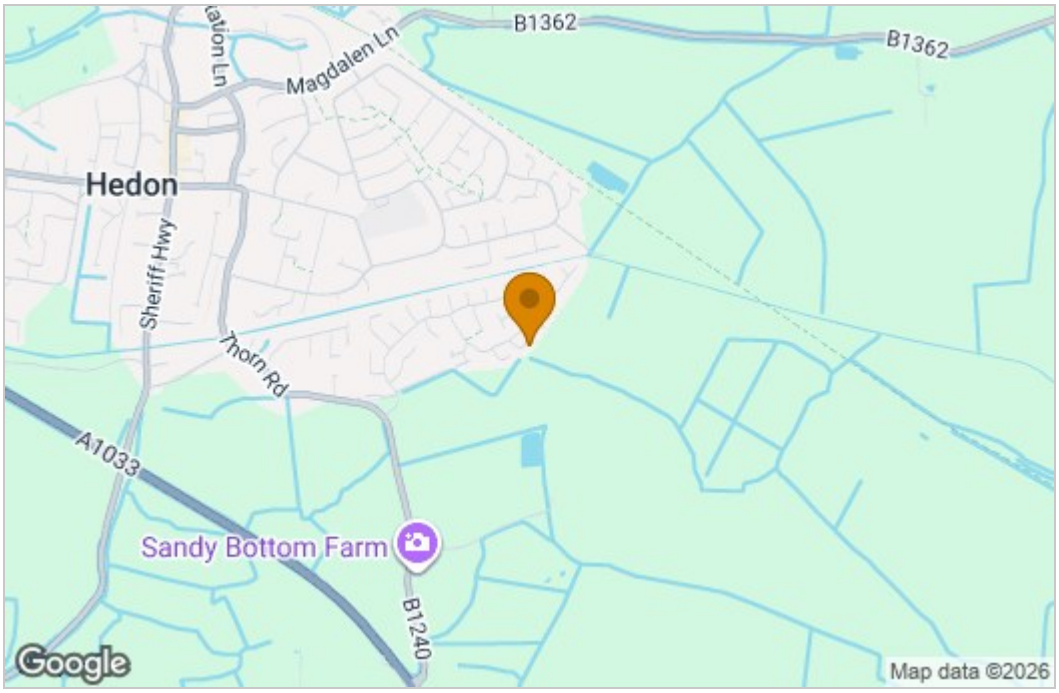
Whitakers Estate Agent Declaration.

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.

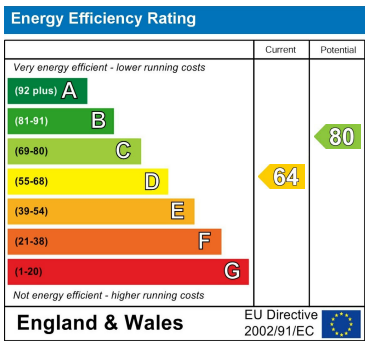
Floor Plan

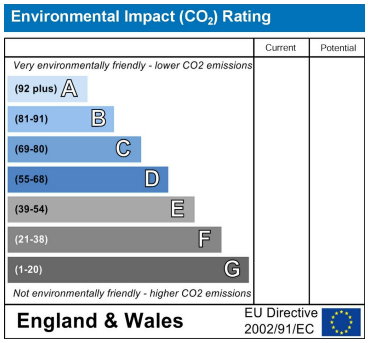


Area Map



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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