

Whitakers

Estate Agents



18 Hull Road, Hedon, HU12 8DF

£155,000

Set on Hull Road as you drive into The Historical Market Town of Hedon is this CHARMING, TRADITIONAL "VICTORIAN" TERRACED PROPERTY, recently REFURBISHED throughout with tastefully styled deco and enhanced fixtures and fittings, that will appeal to today's buyers, whilst retaining the charm and character of a bygone era.

The front entrance door opens to welcome you in to view the well proportioned accommodation on offer with a staircase taking you up to the split level landing where you find TWO, generously proportioned DOUBLE BEDROOMS and a first floor SHOWER ROOM.

The ground floor has a comfortable LOUNGE with feature fireplace and walk in bay window with an opening to the DINING/SITTING ROOM, adjoining the KITCHEN and GARDEN ROOM with GROUND FLOOR W.C. and FRENCH DOORS opening out to the decked area of the GARDEN, creating a lovely space for entertaining family & friends.

The pretty, rear GARDEN is mainly laid to lawn with an array of colourful plantings. There is a raised decking area and a paved patio, ideal for dining "al fresco" family & pet friendly with timber fencing to boundaries. A paved walkway takes you down the GARAGE with gated access to the rear ten foot, providing OFF ROAD PARKING space.

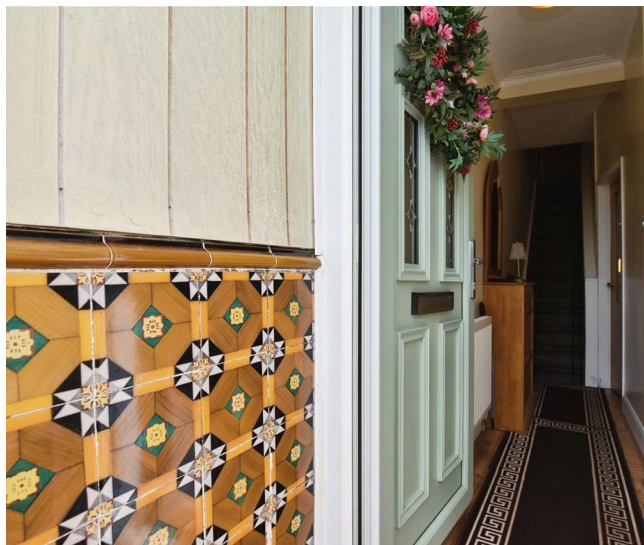
Located within walking distance to the Historic Market Town of Hedon offering easy access to all the shops, pubs, restaurants, and highly regarded schools, as well as scenic RURAL WALKS and a Fishing Pond nearby.

Transport services in to Hull and direct train access to London, your travel options are easily covered.

This wonderful home comes to market with NO ONWARD CHAIN, just waiting for new owners to MOVE STRAIGHT INTO VIEWING IS HIGHLY RECOMMENDED!

Accommodation Comprising

Entrance & Hallway



An attractive front entrance door opens to welcome you in to view this lovely home. Stairs take you up to the first floor and doors open to the dining room, radiator and laminate flooring.

Lounge



A comfortable lounge with feature fireplace and walk in bay window to front elevation, allowing ample light to flow through. Laminate flooring and radiator.

Lounge Fireplace



Dining/ Sitting Room



Open from the lounge is the dining/ sitting room with space for table & chairs, adjoining the kitchen, creating a lovely space for entertaining family & friends. Double glazed window, enjoying views over the side return and rear garden. Laminate flooring, useful understairs storage cupboard and radiator.

Kitchen



The recently refitted, traditional galley kitchen has a good range of fitted units to base and walls with complimentary wood block work surface and attractive splashback tiling. Integrated fridge freezer and dishwasher. Built in double oven and electric hob with extractor hood above. Composite sink unit with mixer tap and drainer. Cupboard with shelving conceal central heating boiler with access. Decorative feature with wooden mantel over open fireplace. Tiled floor, double glazed window to side elevation and door to garden room.

Kitchen Feature



Garden Room



The garden room is a lovely relaxing space with feature French doors opening out onto the decked area of the garden bringing the outdoors in. Door to ground floor W.C. and useful utility cupboard, with plumbing and housing the washing machine and tumble dryer. Double glazed window, radiator and vinyl flooring.

Garden Decking



Ground Floor W.C.
With low level W.C. and wash basin. Double glazed window and radiator.

First Floor Landing



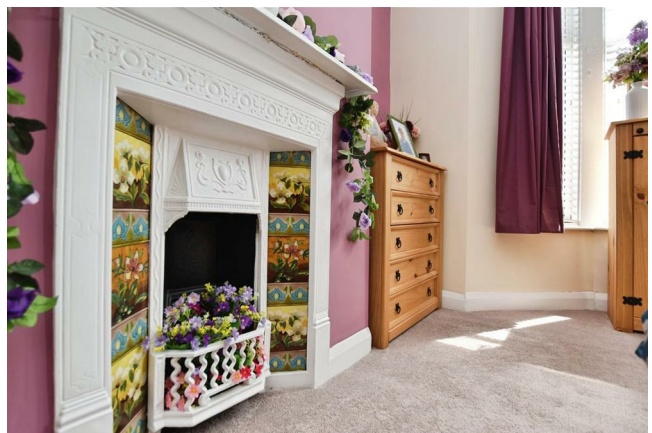
Split level landing with doors to first floor bedrooms.

Bedroom One



A sizeable double bedroom with feature fireplace and walk in bay window to front elevation. Ample space for bedroom storage/wardrobes. Radiator and further double glazed window.

Bedroom One Fireplace



Bedroom Two



A double bedroom with useful storage cupboard and shelving. Double glazed window and radiator.

Shower Room



The shower room has fully tiled walls and vinyl flooring with feature fireplace. Large walk in shower cubicle, low level W.C. and pedestal wash basin. Double glazed window and towel heater.

Gardens



To the front of the property is a low rise brick wall with timber fencing. Gated access to the paved walkway leading to the front entrance door with decorative pebbles and mature plantings. The rear garden is mainly laid to lawn with raised

decking and a paved patio area, ideal for dining "al fresco", a lovely outdoor area for all to enjoy. A paved walkway leads to the garage/ store. A timber gate provides access to the rear ten foot.

Garage/ Store & Rear Access
Useful storage./ workshop.

Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band A

EPC Rating
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.

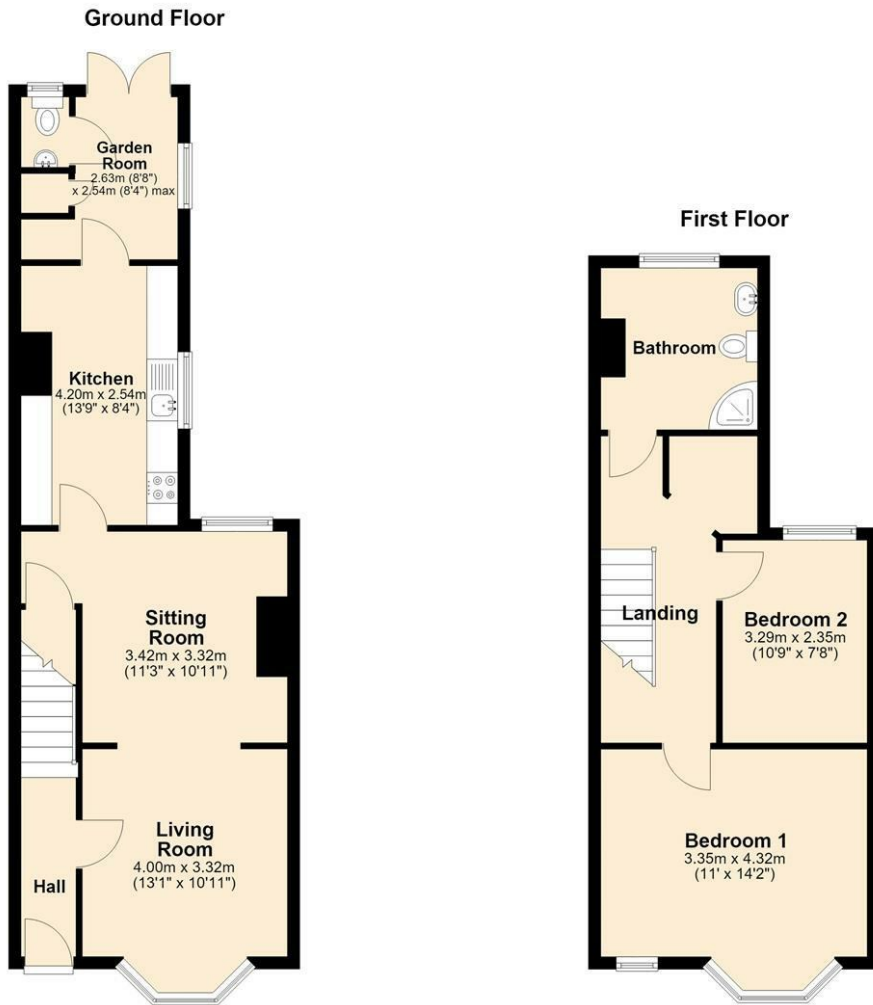
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage O2/ Vodafone/ Three and EE all okay
Broadband - Signal - Basic 14 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.

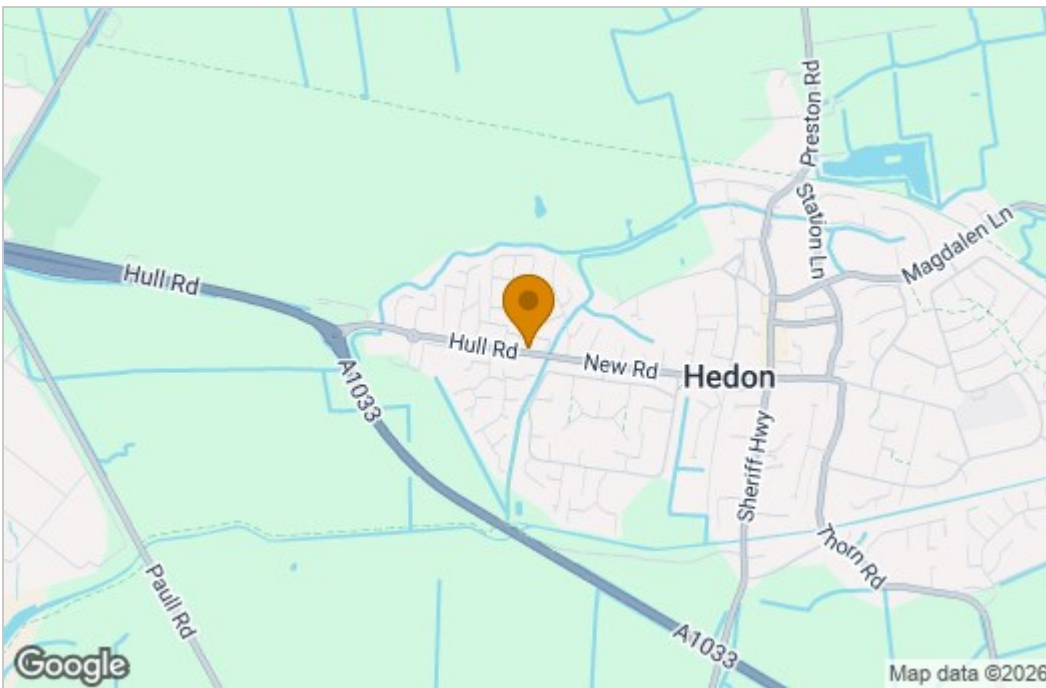
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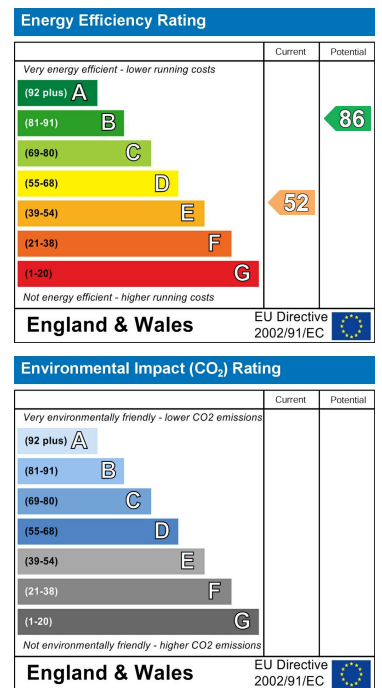
Floor Plan



Area Map



Energy Efficiency Graph



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