Whitakers
Estate Agents









35 Constable Garth, Hedon, HU12 8PD

£220,000

**GUIDE PRICE ** £220,000 - £230,000 **

This SUPERB SEMI DETACHED BUNGALOW has been lovingly updated and refurbished by the current owner to create a tastefully styled property for new owners to move straight into. Immaculately presented throughout, the bungalow offers THREE good size BEDROOMS, two are on the ground floor, currently utilised in a variety of ways. There is a fully tiled SHOWER ROOM with three piece suite and solid Oak doors throughout.

There is a comfortable LOUNGE with a lovely cosy ambience and feature staircase taking you up to the first floor.

The contemporary BREAKFAST KITCHEN has a range of high gloss units and integrated appliances, perfect for the culinary member of the family. The ground floor bedroom three is currently used as the SNUG/ DINING room, adjoining the CONSERVATORY, creating a lovely space for entertaining family & friends.

Outside there is a delightful rear GARDEN, mainly laid to lawn with colourful shrubbery to borders and a decorative block paved, grey stone PATIO, Summer House and composite decked area, creating lots of space for outdoor seating, ideal for dining "al fresco"

The front of the property has undergone a complete transformation with a PRIVATE, block paved grey stone DRIVEWAY and decorative stone chippings, providing ample OFF ROAD PARKING with real kerb appeal.

Set off Inmans Road in the popular Historic Market Town of Hedon and within easy reach of all local amenities.

We anticipate a high demand for this superb bungalow.

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

Accommodation Comprising

Entrance



A contemporary composite entrance door to the side elevation opens into the breakfast kitchen, welcoming you in to view.

Breakfast Kitchen 13'10" x 8'0" (4.23 x 2.44)



A modern breakfast kitchen with a range of high gloss units to base and walls with complimentary work surface and tilled splashbacks. Stainless steel sink with mixer tap & drainer. Built in oven with four ring gas hob above and stainless steel extractor unit above. Integrated fridge/freezer and plumbing for automatic washing machine. Space for breakfast table & chairs. Laminate flooring and radiator. Two double glazed windows and modern composite door opening to the side elevation.

Breakfast Area



Ample space for table & chairs.

Lounge 17'1" x 9'8" (5.21 x 2.96)



A comfortable lounge with double glazed window to front elevation and feature staircase taking you up to the first floor. A solid Oak mantel and electric "living flame" burner, create a cosy ambience to this relaxing room.

Lounge Feature



Feature staircase, double glazed window and attractive staircase taking you up to the first floor.

Bedroom Three/ Snug 8'10" x 8'0" (2.70 x 2.45)



Currently used as the snug with double glazed window, radiator and French doors opening to the conservatory.

Conservatory 13'3" x 8'10" (4.06 x 2.71)



A light and airy room with double glazed windows and door enjoying views and access to the rear garden, a lovely room to enjoy your morning coffee.

Shower Room 7'8" x 4'8" (2.35 x 1.44)



Fully tiled shower room with walk in shower, low level W.C. and vanity unit housing the wash basin with useful storage below. Chrome towel heater and double glazed obscure window.

Bedroom Two 12'1" x 9'8" (3.70 x 2.96)



A double bedroom with double glazed window and radiator.

Summer House



Recently installed composite Summer house with electric and lighting, ideal for a variety of uses. French doors open onto composite decking area, ideal for dining "al fresco"

Garden



The enclosed rear garden is an absolute delight, mainly laid to lawn with colourful shrubbery and planting to borders. The recently installed grey block paved patio adjoins a composite decked area and Summer house providing ample space for table & chairs, ideal for outdoor dining. A family & pet friendly outdoor area for all to enjoy.

Inside Summer House



Power and lighting with double glazed windows and French doors opening onto composite decking.

First Floor Bedroom One 16'10" x 15'8" (5.14 x 4.78)

A feature staircase takes you up to the generously proportioned double bedroom with four Velux windows, radiator and storage into the eves.

Bedroom One



Private Drive & Off Road Parking

A private driveway, recently updated with attractive grey block paving and stone chippings, creating a smart, yet practical forecourt, providing ample space for off road parking.

Outside Gardens



A wonderous outdoor area for all to enjoy

Aerial view



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band A

EPC Rating
EPC rating D

Making An Offe
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 £50.00 - these 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.

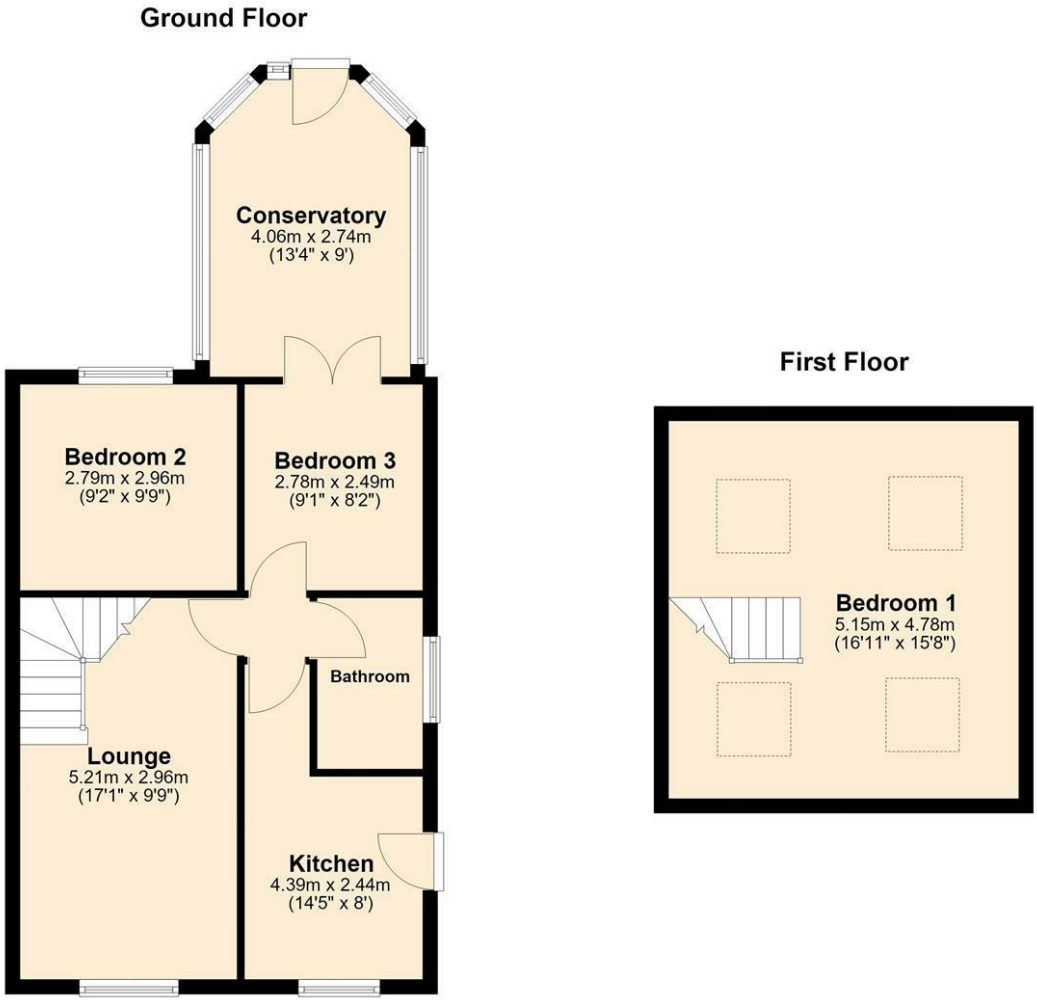
Agents Notes.
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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.

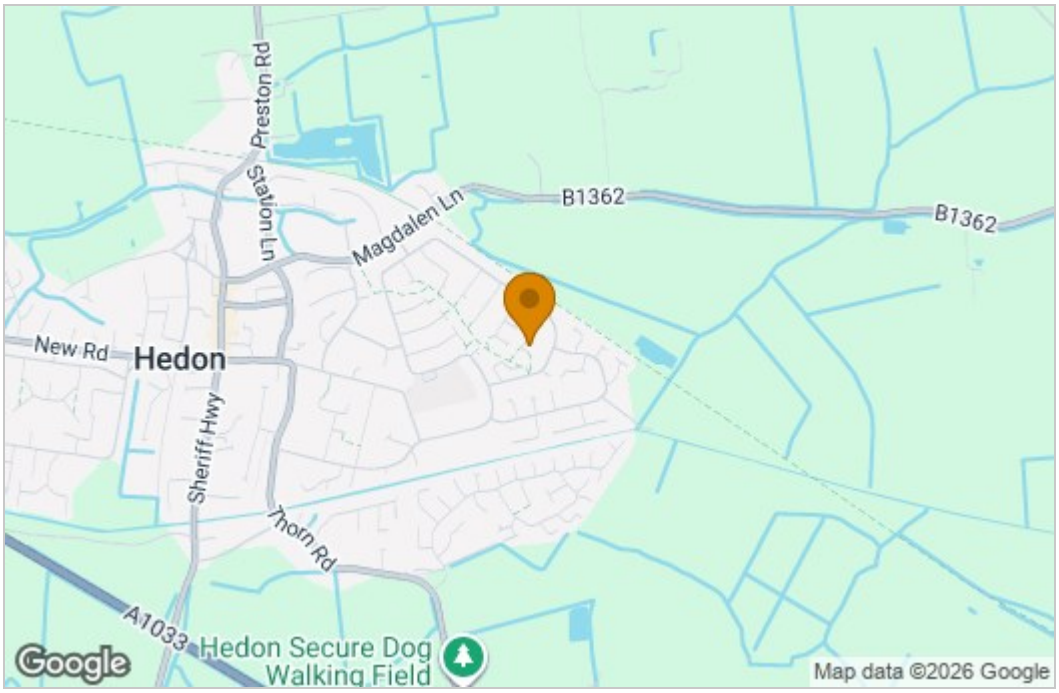
Material Information.
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - O2/EE/Vodafone & Three all okay
Broadband - Basic 3 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

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.

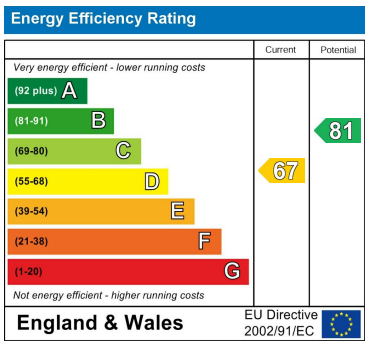
Floor Plan

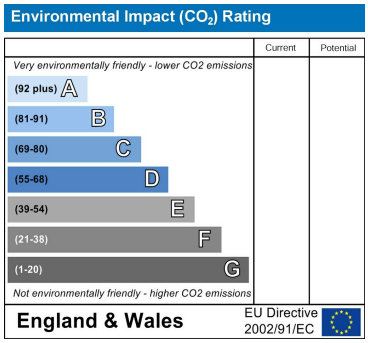


Area Map



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.

3 St. Augustines Gate, HU12 8EU, Hedon, East Riding of Yorkshire, HU12 8EU
Tel: 01482 890111 Email: hedon@whitakers.co.uk https://www.whitakers.co.uk