

# Whitakers

Estate Agents



## 54 George Street, Hedon, HU12 8JH

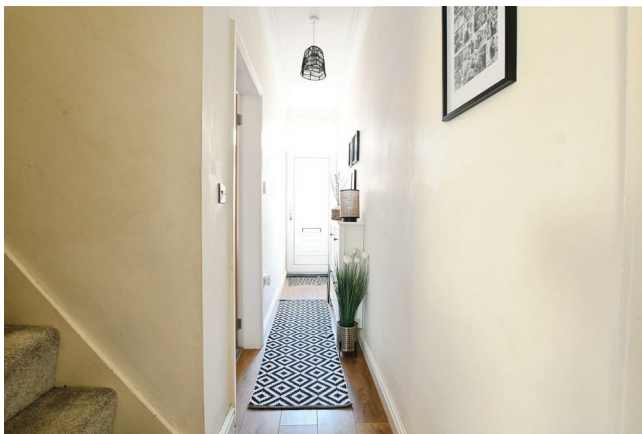
**£160,000**

SITUATED IN THE HIGHLY SOUGHT-AFTER MARKET TOWN OF HEDON, THIS BEAUTIFULLY PRESENTED TWO-BEDROOM HOME IS READY TO MOVE STRAIGHT INTO, MAKING IT AN IDEAL OPPORTUNITY FOR FIRST-TIME BUYERS. PERFECTLY POSITIONED WITHIN CLOSE PROXIMITY TO LOCAL SCHOOLS, AMENITIES, AND EXCELLENT TRANSPORT LINKS, THIS PROPERTY OFFERS BOTH COMFORT AND CONVENIENCE.

INTERNALLY, THE HOME FEATURES WELL-PROPORTIONED LIVING SPACE THROUGHOUT, INCLUDING THE ADDED BENEFIT OF A SEPARATE DINING ROOM OR SNUG—IDEAL FOR MODERN LIVING. TO THE FIRST FLOOR, THERE ARE TWO GENEROUS DOUBLE BEDROOMS, PROVIDING FLEXIBLE SPACE TO SUIT A VARIETY OF BUYERS.

EXTERNALLY, THE PROPERTY BOASTS A GENEROUSLY SIZED REAR GARDEN WITH PLENTY OF POTENTIAL, ALONGSIDE THE ADDED ADVANTAGE OF OFF-STREET PARKING FOR ONE VEHICLE TO THE REAR.

### Entrance Hall



Well proportioned entrance hall, Laminated with a radiator and a double glazed door, leading to:

### Snug / Dining Room



UPVC window to the front aspect, with carpet throughout, and a radiator. Well presented. This room is currently utilised as a snug, additional sitting room - however, this could be used as a separate dining room.

### Lounge



Well presented lounge, with laminate flooring, and an under stairs storage cupboard. Leading to the kitchen, with a UPVC window to the rear aspect and a radiator.

### Fitted Kitchen



Modern fitted kitchen, with tile flooring and partial tiled walls. Compromises a range off floor and wall units, with a stainless steel sink, and a UPVC window to the side aspect. - Leading to the rear porch and downstairs bathroom.

### Bathroom



Convenient downstairs bathroom. Modern, with a bath, overhead shower, pedestal sink, and a low level WC. The boiler is recently fitted, and comes with the piece of mind of a 10 year warranty.

### Bedroom 1



Well proportioned master bedroom to the first floor of the property. Carpeted, with a UPVC window to the front aspect and a radiator.

## Bedroom 2



Well proportioned second bedroom, with carpet throughout, a radiator and a UPVC window to the rear aspect.

## Gardens



Rear garden, generously sized and heaps of potential, with off street parking for one vehicle.

## Council Tax

East Riding Council tax band A

## EPC

EPC Rating C

## Tenure

Freehold

## 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 sales 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 tile roof

Conservation Area - no

Flood Risk - very low

Mobile Coverage/Signal - Basic18 Mbps Ultrafast 1000 Mbps

Broadband - EE/ Vodafone/ O2/ Three

Coastal Erosion - no

Coalfield or Mining Area - no

Planning - no

## Whitakers Estate Agent Declaration:

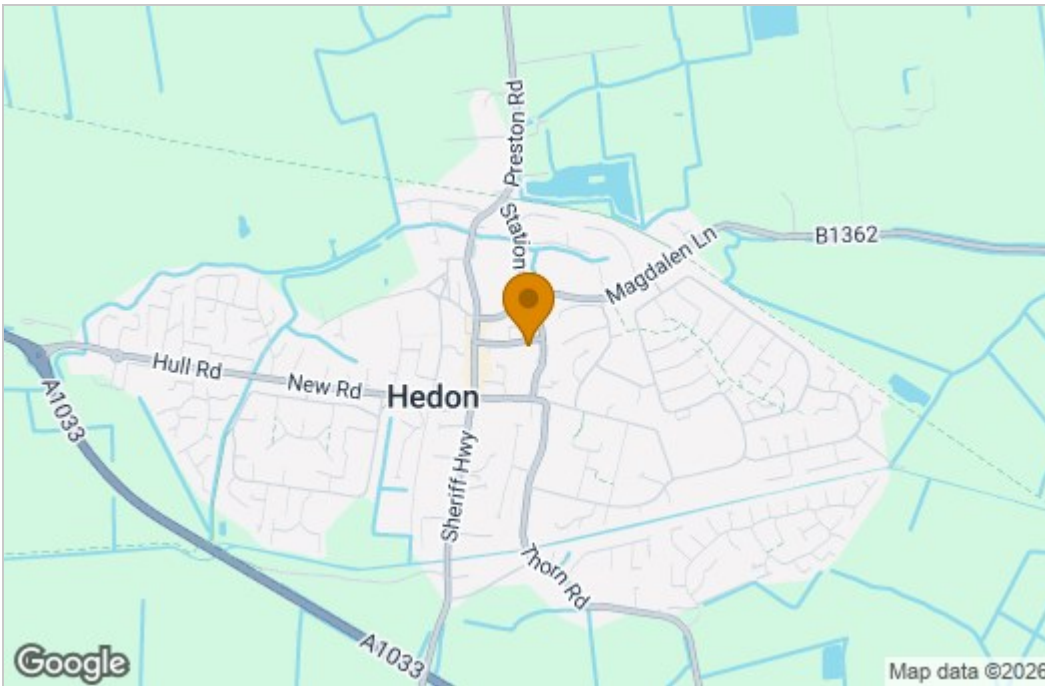
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

# Floor Plan

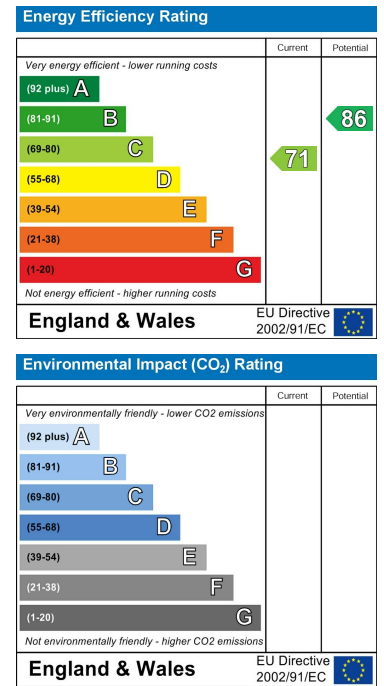


Total area: approx. 73.8 sq. metres (794.6 sq. feet)

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.