

# Whitakers

Estate Agents



**19 Acklam Road, Hedon, HU12 8NA**

**£225,000**

**\*\*SUPERB FIVE BEDROOM DETACHED HOME, IDEAL FOR THE EXTENDED OR GROWING FAMILY\*\***

This Superb Detached Property offers well proportioned and versatile accommodation that would suit the extended or growing family. Set close to the centre of the Historic Market Town of Hedon, within easy reach of all local amenities, children's play park and highly regarded schooling close by.

A canopied entrance door to the side elevation opens to welcome you in to view the accommodation on offer to include: A comfortable LOUNGE, KITCHEN, CONSERVATORY with TWO BEDROOMS on the ground floor providing versatile sleeping arrangements.

There is a family BATHROOM and THREE BEDROOMS to the first floor with the principle bedroom having EN SUITE SHOWER.

Outside there is an enclosed, family and pet friendly rear GARDEN and a PRIVATE DRIVEWAY providing ample OFF ROAD PARKING.

Do not delay, call to arrange your viewing today !

## Accommodation Comprising

### Entrance & Hallway

A canopied entrance door to the side elevation opens to welcome you in to view the accommodation on offer.

Lounge 15'2" x 11'11" (4.64 x 3.65)



A comfortable lounge, ideal for the family to relax and unwind with feature fireplace and bow window to front elevation. Radiator and laminate flooring.

### Lounge Feature



Kitchen 15'2" x 10'9" (4.64 x 3.28)



The kitchen has a good range of fitted units to base and walls with contrasting work surface and

tiled splashbacks Built in double oven and electric hob with stainless steel extractor hood above. Stainless steel sink with mixer tap and drainer. Plumbed for automatic washing machine, space for electric dryer and American style fridge freezer. Laminate flooring and French doors opening to the conservatory, creating a lovely space for entertaining family & friends.

Conservatory 13'1" x 10'0" (4.01 x 3.06)



Part brick and upvc construction with double doors opening to the rear garden.

### Family Bathroom



Tiled bathroom with panelled bath, mixer tap and shower attachment. Low level W.C. and vanity wash basin. Towel heater and double glazed window.

Bedroom One 15'2" x 12'3" (4.63 x 3.74)



A double bedroom with double glazed window and radiator. Ample space for bedroom furniture and door to En Suite.

Ground Floor Bedroom Four 11'9" x 6'9" (3.60 x 2.08)



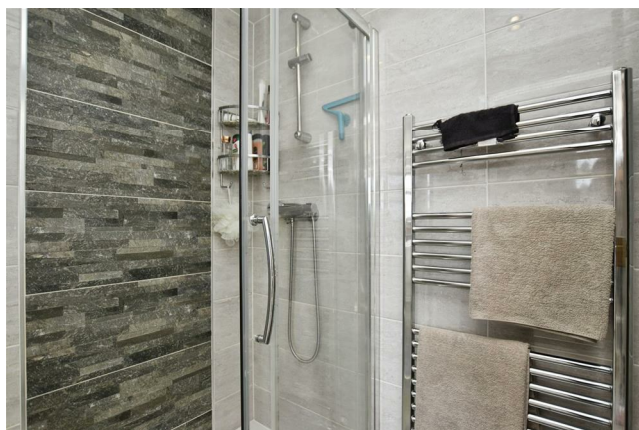
A single bedroom with double glazed window and radiator.

Ground Floor Bedroom Five 9'11" x 6'7" (3.04 x 2.03)



A single bedroom with double glazed window and radiator.

En Suite Bedroom One 3'10" x 5'5" (1.18 x 1.67)



Fully tiled with walk in shower cubicle and chrome towel heater.

Bedroom Two 9'6" x 7'9" (2.92 x 2.38 )



With double glazed window and radiator.

Bedroom Three 10'9" x 7'0" (3.28 x 2.14 )



With double glazed window and radiator.

## Gardens



An enclosed rear garden, family & pet friendly, easily maintained with block paving and timber fencing to boundary.

### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band C

### EPC Rating

EPC Rating D (expires July 2026)

### 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 Good/ EE/ Three & Vodafone all okay

Broadband - Basic 20 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.

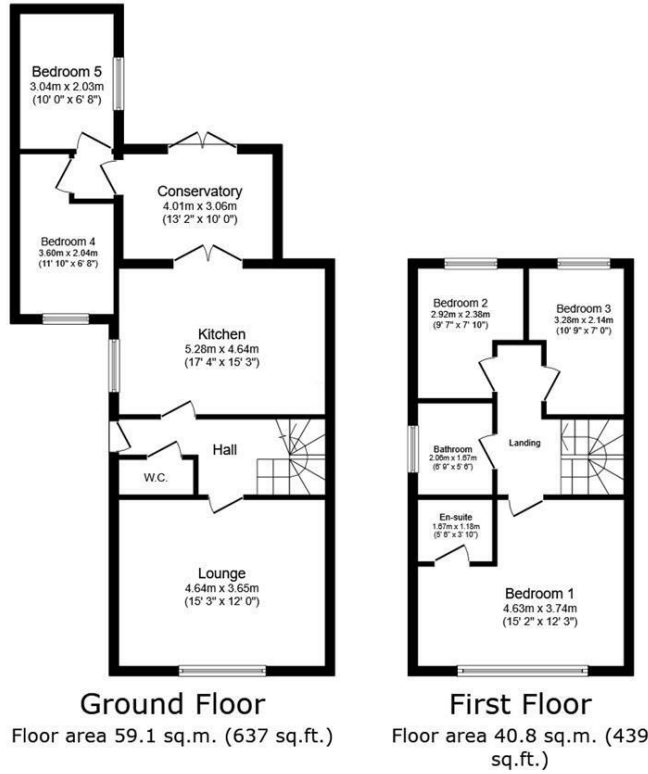
### Offering On A Property

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.

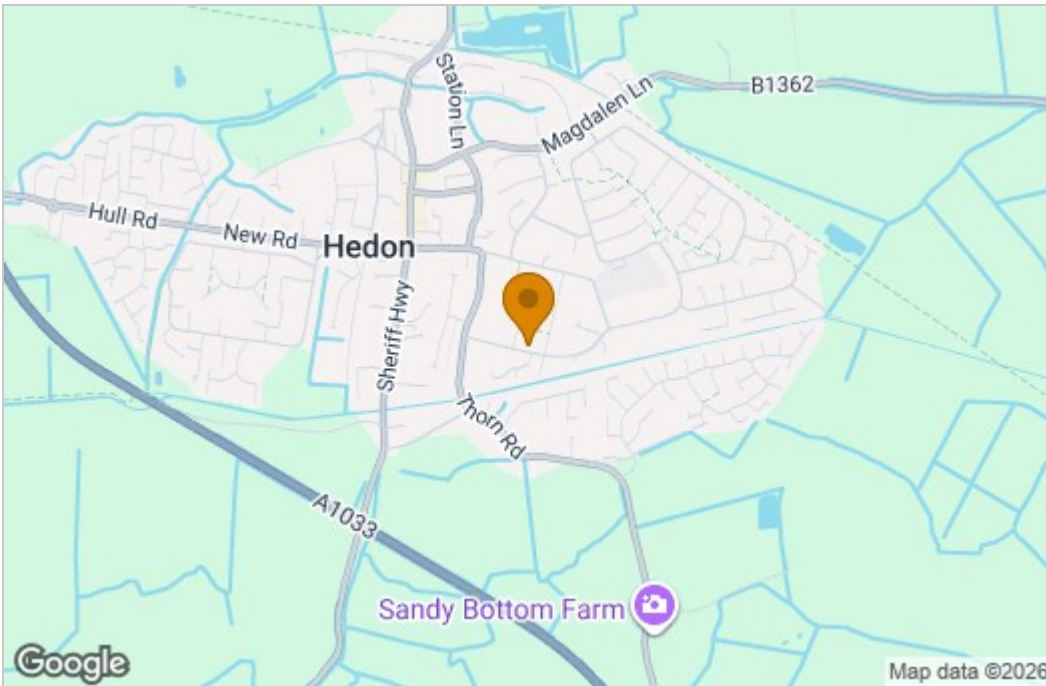
# Floor Plan



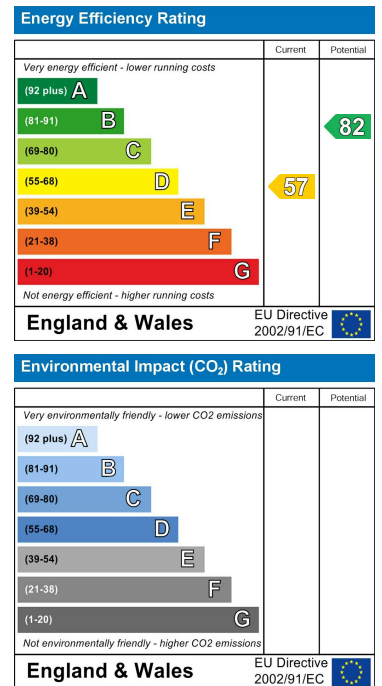
Total floor area: 99.9 sq.m. (1,075 sq.ft.)

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.