

# 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.

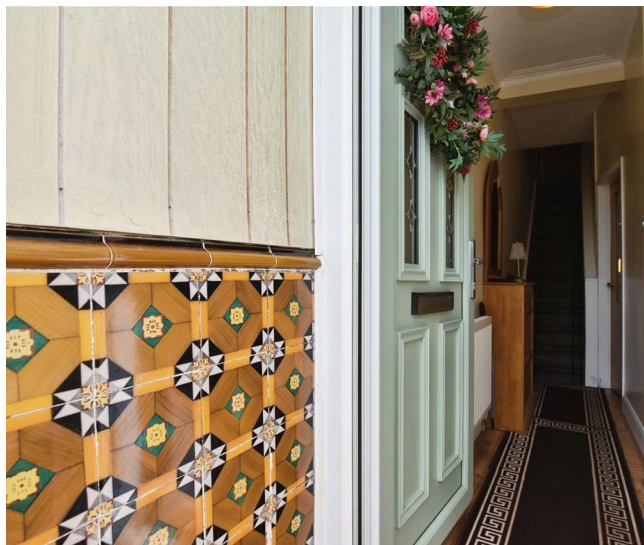
Located within walking distance to the Historic Market Town of Hedon offering easy access to all the shops, pubs, restaurants, and highly regarded schools, as well as scenic RURAL WALKS and a Fishing Pond nearby.

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



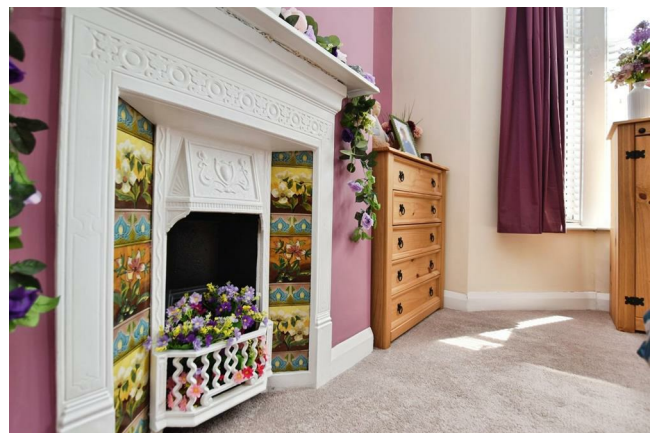
Split level landing with doors to first floor bedrooms.

### 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.

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

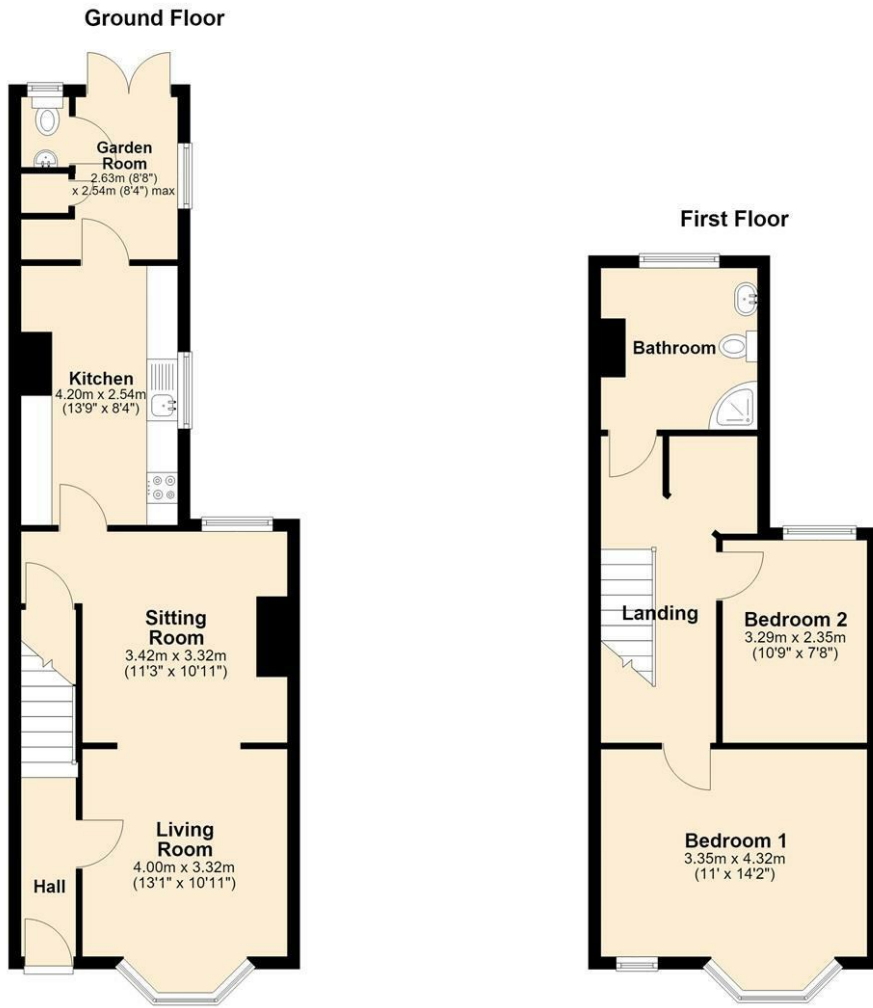
guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

#### Offering on a property

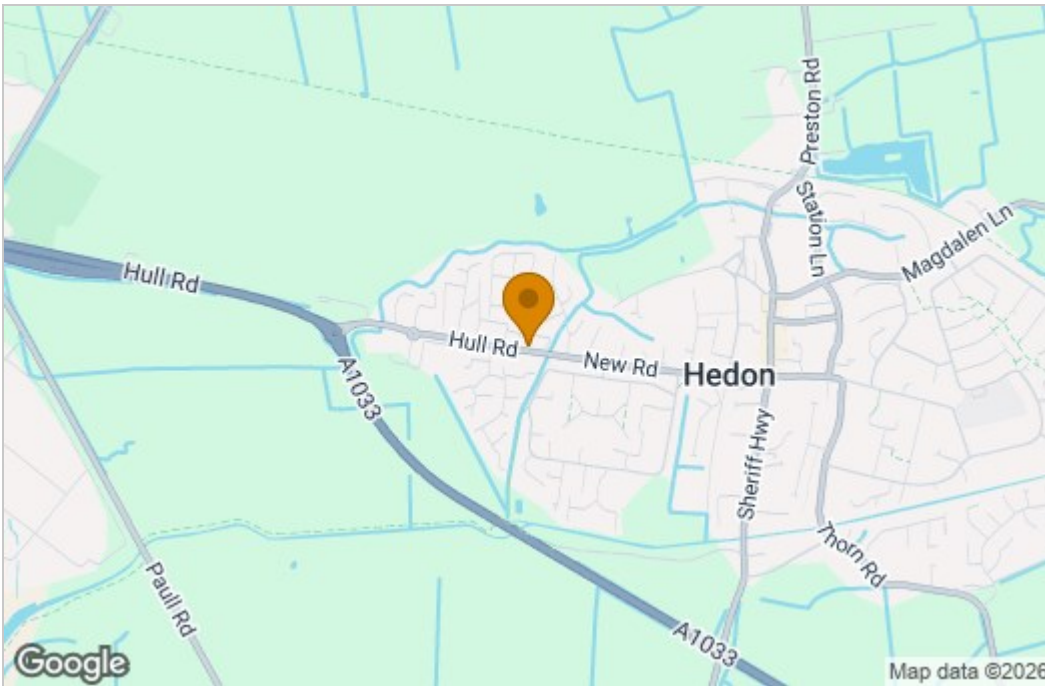
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per 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.

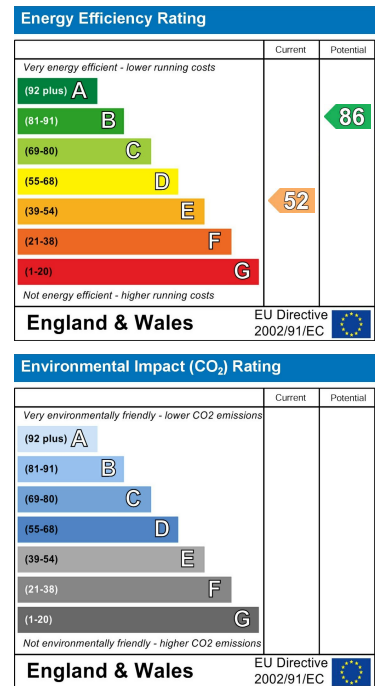
# Floor Plan



# 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.