

# Whitakers

Estate Agents



## 11 Market Hill, Hedon, HU12 8JB

**£215,000**

**\*\*Set at the heart of the Historic Market Town of Hedon\*\***

This tastefully styled, neutrally decorated Modern Mews Style house enjoys a central location, offering deceptively spacious accommodation to include **TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM**, making it suitable for first time buyers or those looking to downsize, seeking practical living in a vibrant community.

The property boasts a comfortable **LOUNGE** with feature fireplace, providing a welcoming and versatile space. There are two windows enjoying views of the Church and character properties.

The open-plan **DINING KITCHEN** includes an array of modern fitted units and a door opening out to the rear garden, creating an ideal space for family meals or entertaining. The **UTILITY** includes a **GROUND FLOOR W.C.**

The **MASTER BEDROOM** benefits from built-in wardrobes and an En-suite, offering privacy and convenience. One further double bedroom and one single bedroom and a family **BATHROOM** ensure ample space and facilities for family or guests.

There is **OFF ROAD PARKING** to the front of the property and an enclosed easy to maintain rear **GARDEN**.

Located on Market Hill, the home enjoys easy access to local amenities found along Hedon's charming High Street, including Doctors Surgery on your doorstep and independent shops, cafés, and essential services. Green spaces such as Ivy Lane are close by, providing leisure opportunities and family-friendly areas. The neighbourhood features historical buildings, reflecting the character of Hedon, and excellent local schools are within a short distance, making the property suitable for families.

## Accommodation Comprising

### Entrance & Hallway



Steps take you up to a contemporary, composite front entrance door, opening to welcome you in to view the beautifully presented accommodation on offer. There is a useful storage/ cloaks cupboard and feature staircase taking you up to the first floor.

Lounge 14'9" x 11'11" (4.50 x 3.65)



A comfortable lounge with feature fireplace and inset electric living flame effect fire. Two double glazed windows to front elevation and radiator.

### Lounge Feature



## Lounge



Dining Kitchen 17'11" x 7'6" (5.47 x 2.31)



A superb open plan dining kitchen with a door opening to the rear garden, creating a lovely space for entertaining family & friends. There is a range of modern fitted units to base and walls with complimentary work surface and splashbacks. Integrated dishwasher and fridge freezer. Built in "Neff" oven, microwave and grill, electric hob with extractor hood above. Ceramic sink with mixer tap and drainer. Ample space for table & chairs. Two double glazed windows to rear aspect, radiator and door to Utility & W.C.

### Kitchen Only



Ground Floor W.C. & Utility 8'4" x 2'9" (2.56 x 0.84)

Ground floor W.C. with toilet and wash basin. Radiator and useful storage cupboards housing the central heating boiler. Plumbed for automatic washing machine and space for tumble dryer.

Bedroom Two 17'11" x 10'2" (5.48 x 3.12)



A generously proportioned double bedroom with two double glazed windows to front elevation and radiator. Laminate flooring and ample space for bedroom furniture.

Family Bathroom 15'4" ( max) x 9'5" (4.69 ( max) x 2.89)



L shape bathroom with three piece suite to include: panelled bath with overhead shower, pedestal wash basin and low level W.C. Double glazed window, towel heater and laminate flooring.

Bedroom One 14'0" x 9'6" (4.27 x 2.91)



A light and airy double bedroom with a range of fitted wardrobes, and drawers. Two double glazed windows to rear aspect, radiator and door to En Suite.

En Suite Bed One 6'9" x 4'2" (2.08 x 1.28)



En suite to bedroom one with walk in shower cubicle, pedestal wash basin and low level W.C. Chrome towel heater, obscure double glazed window and laminate flooring.

Bed 1



### Bedroom Three 8'2" x 10'1" (2.50 x 3.08)



A single bedroom with useful open storage area. Double glazed window and radiator.

### Garden



There is an easy to maintain rear garden with an attractive stone chippings and a paved area, ideal for dining "al fresco". Timber garden shed and fencing to boundaries with gated access to the rear of the property.

### Parking



A dropped kerb provides access to the parking space to the front of the property.

### View Front



### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band C

### EPC Rating

EPC Rating C

### 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 - Hedon

Flood Risk - Very Low

Mobile Coverage / Signal - EE, Vodafone, Three and O2 all okay

Broadband - Basic 18 Mbps / Ultrafast 1000 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

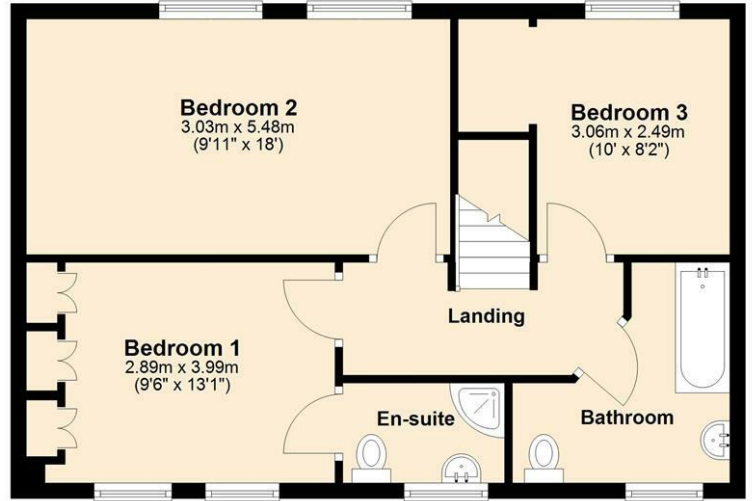
## Ground Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



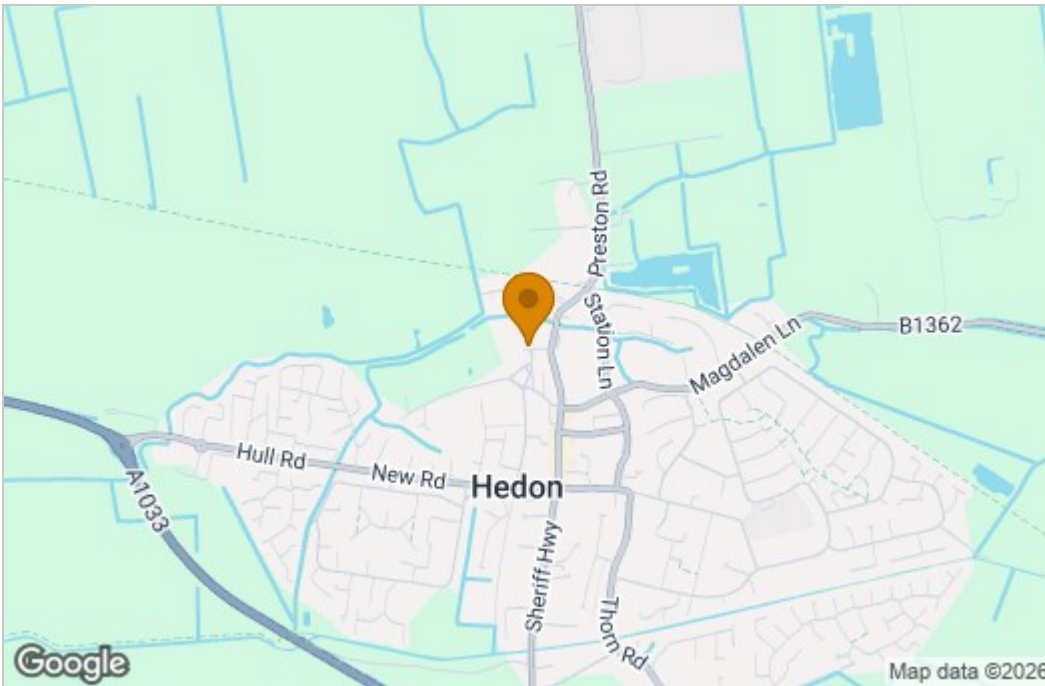
## First Floor

Approx. 54.4 sq. metres (586.1 sq. feet)

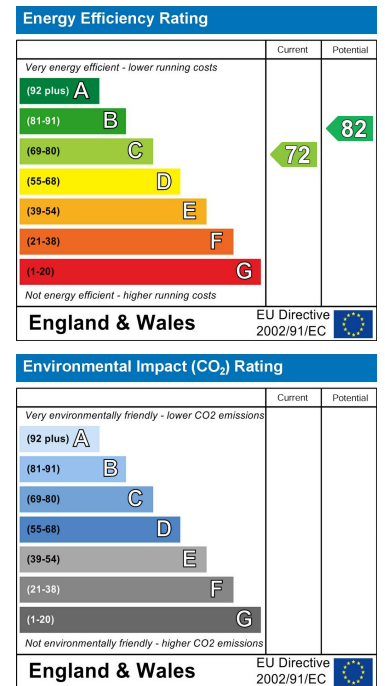


Total area: approx. 93.1 sq. metres (1001.8 sq. feet)

## 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.