Whitakers
Estate Agents









10 George Street, Hedon, HU12 8JH

£120,000

"IDEAL FOR THE FIRST TIME BUYER/ INVESTMENT BUYER"

This Traditional Mid Terraced Cottage comes to market with NO ONWARD CHAIN, presenting a wonderful opportunity for new owners to love and make it their own.

Set at the heart of the Historic Market Town of Hedon, just a short stroll away from all the amenities the town has to offer.

The front entrance door opens to welcome you in to view the well proportioned accommodation on offer to include: a fabulous open plan layout incorporating the LOUNGE to DIINING AREA and onto the KITCHEN with a door opening to the rear YARD/ GARDEN, creating a lovely space for entertaining family & friends.

There is a GROUND FLOOR BATHROOM with three piece suite and TWO DOUBLE BEDROOMS to the first floor.

Set at the heart of the Historic Market Town of Hedon and within easy reach of all local amenities the town has to offer.

Do not miss your opportunity to purchase this charming property.

Call us today to arrange your viewing !

Accommodation Comprising

Entrance
A double glazed front entrance door opens into the lounge, welcoming you in to view the accommodation on offer.

Lounge



A comfortable open plan layout with feature fireplace and stairs going up to the first floor. Double glazed window to front elevation and radiator. Open to ..

Dining Area



Open from the lounge, and the breakfast kitchen, creating a lovely space for entertaining family & friends .

Breakfast Kitchen



The kitchen has a range of fitted units to base and walls with contrasting work surface, incorporating the breakfast bar with tiled splashbacks. Stainless steel sink with mixer tap and drainer. Plumbed for automatic washing machine, space for fridge freezer and slot in cooker.

Inner Lobby
A door provides access to the rear yard and an internal door to the bathroom.

Ground Floor Bathroom



Ground floor bathroom with panelled bath and overhead shower ,attachment. Low level W.C. and wash basin. Double glazed window, radiator and laminate flooring. Wall mounted boiler.

Bedroom One



A double bedroom with double glazed window and radiator.

Bedroom Two



A double bedroom with double glazed window and rediator.

Rear Yard/Garden



Enclosed rear yard with paving and timber fencing to boundary.

Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band A

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 - O2 good/ Three/ EE and Vodafone 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



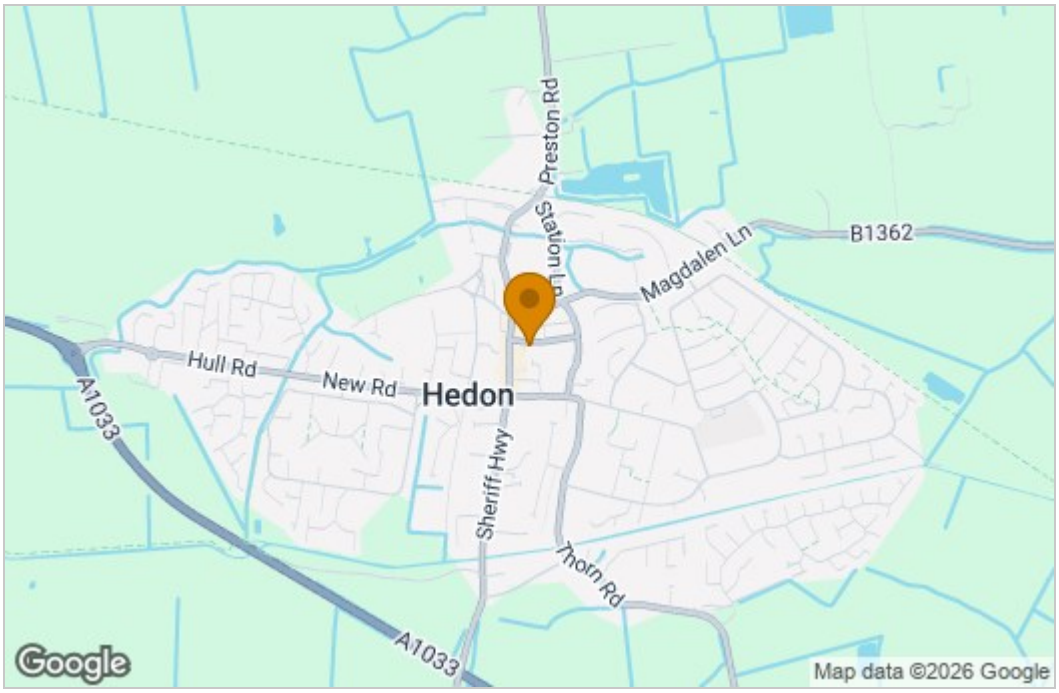
Ground Floor
Floor area 38.1 sq.m.
(410 sq.ft.)

First Floor
Floor area 26.3 sq.m.
(283 sq.ft.)

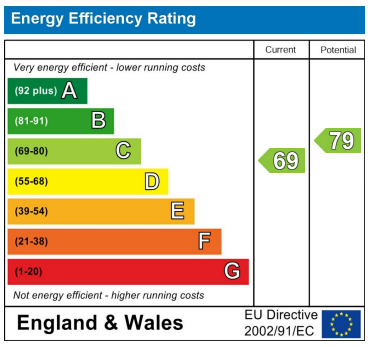
Total floor area: 64.3 sq.m. (692 sq.ft.)

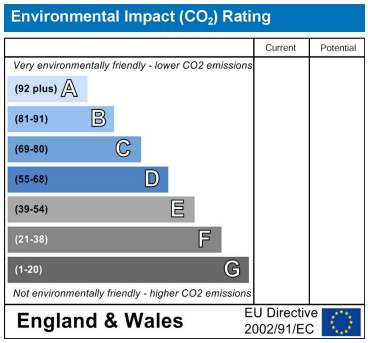
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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