Whitakers
Estate Agents









68 Weghill Road, HU12 8UW

£125,000

This 2 bedroom terraced property is available to purchase with NO ONWARD CHAIN!

Situated in the popular village of Preston, close to the amenities of the village centre and a short walk to local schools as well as being just a few minutes drive to the market town of Hedon, the property also benefits from excellent transport links into the City of Hull and out to East Coast villages.

Being Ideal for first time buyers, downsizers and investors alike, the property briefly comprises; entrance hallway, lounge and dining kitchen to the ground floor whilst to the first floor there are 2 double bedrooms together with a family bathroom.

Having the additional benefit of front and rear gardens together with gas central heating and uPVC glazing, early viewing is recommended!

The Accommodation Comprises

Front Porch
uPVC Entrance door into porch area with door into entrance hallway.

Entrance Hallway
With tiled floor, central heating radiator and stairs to first floor.

Lounge 15'2 x 10'10 (4.62m x 3.30m)




Spacious lounge with uPVC window to front aspect, laminate flooring, log burner and central heating radiator.

Kitchen/Dining Room 12'3 max x 15'3 (3.73m max x 4.65m)




Dining are with space for family dining, under stair cupboard, Patio doors into rear garden, central heating radiator and laminate flooring extending into the kitchen comprising fitted white base units with contrasting work surfaces, stainless steel sink/drainer and 4 ring gas hob with electric fan oven below. Laminate flooring and uPVC window to rear aspect.

First Floor Landing
Stairs from entrance hallway to first floor landing with carpeted flooring and loft access hatch.

Bedroom One 7'4 x 15'2 (2.24m x 4.62m)




uPVC window to front aspect, carpeted flooring, built in storage cupboard and central heating radiator.

Bedroom Two 13' x 8'8 (3.96m x 2.64m)




uPVC window to rear aspect, carpeted flooring, built in storage cupboard and central heating radiator.

Bathroom 5'5 x 6'3 (1.65m x 1.91m)



Panel bath with electric shower over and fitted screen, low flush wc and hand wash basin. Vinyl flooring, tiled walls and uPVC window to rear aspect.

Outside




The front of the property is gravelled with mature bushes whilst to the rear is a low maintenance enclosed garden with paved patio and gravelled areas with timber fencing and gate access to the rear tenfoot.

Outhouse/Utility



The brick outhouse has full electric and water supply and plumbing for an automatic washing machine.

Tenure

Council Tax
Council Tax band A
East Riding of Yorkshire Council

EPC
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 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.

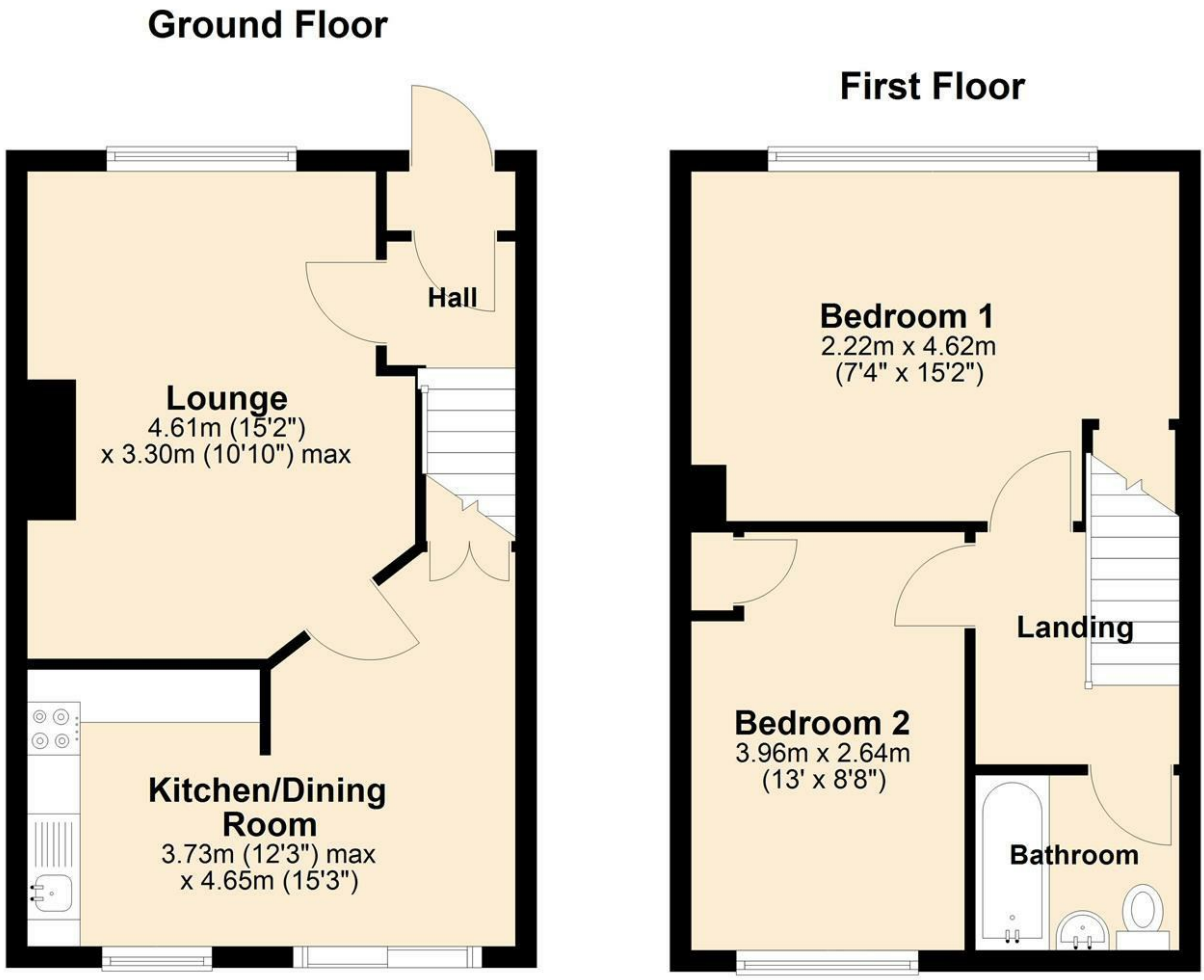
Material Information:
Construction - Brick/Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

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.

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.

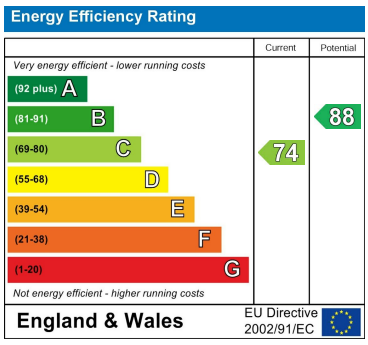
Floor Plan

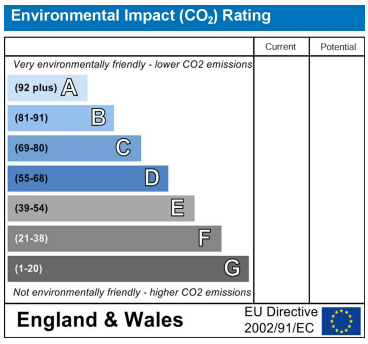


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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