Whitakers
Estate Agents









3 The Boulevard, Hedon, HU12 8JT

£159,950

Set at the heart of the historic market town of Hedon is this traditional Victorian terraced property. This charming home has been lovingly updated by the current owners to present a turn-key opportunity for new owners to move straight into!

Enhanced and tastefully styled throughout, the generously proportioned accommodation includes a fabulous open-plan dining kitchen with Velux windows and French doors opening out to the southerly rear garden, creating a wonderful space for entertaining family and friends. There is a ground floor W.C. and a comfortable lounge with double doors opening to the dining/playroom, providing ample space for relaxing and dining.

Stairs lead to the split-level landing, with two double bedrooms and a recently fitted bathroom featuring a four-piece suite comprising a shower cubicle, bath, wash basin and low-level W.C.

Outside, there is an enclosed south-facing rear garden, mainly laid to lawn with a paved patio area, ideal for al fresco dining. There is ample space to the front of the property, providing off-road parking.

Located in the heart of Hedon, the property offers easy access to local shops, pubs, restaurants and highly regarded schools, as well as scenic rural walks and the nearby fishing pond.

Transport services provide convenient access into Hull, with onward direct rail services to London, ensuring your travel needs are easily catered for.

Accommodation Comprising

Entrance & Hallway
The front entrance door opens into the hallway, welcoming you in to view this lovely home. Stairs lead up to the first floor and a door opens to.

Dining Kitchen 23'5" x 9'5" (max) (7.14 x 2.89 (max))



At the heart of this wonderful home is the extended dining kitchen with French doors opening out to the rear garden, creating a wonderful space for entertaining family & friends. The kitchen area has a range of modern fitted units with complimentary wood block effect work surface and tiled splashbacks. Ceramic sink with mixer tap and drainer. Plumbed for automatic washing machine and space for electric dryer. Built in oven with electric hob above. Space for fridge freezer. Open to the dining area with two Velux windows, double glazed window to the side elevation and feature French doors opening out to the garden, a lovely light and airy space, ideal for entertaining. Radiator and laminate flooring.

Kitchen Area



Dining Area / Extension



Dining Feature



Dining To Kitchen



Lounge 12'10" x 10'9" (max) (3.93 x 3.28 (max))



A comfortable lounge with feature double glazed, walk in bay window , radiator and decorative fire surround. Double doors open to the dining/ play room.

Play / Hobby Room 11'1" x 10'11" (max) (3.38 x 3.33 (max))



A versatile room, currently used as the hobby/ play room. A double glazed window overlooks the side return and a door opens to the kitchen/ diner. Double doors slide open to the lounge. Laminate flooring and radiator.

Bedroom One 12'9" x 10'10" (3.91 x 3.31)



A sizeable double bedroom with feature fireplace, double glazed window to front elevation and radiator. Built in storage cupboard.

Bedroom Two 10'11" x 8'7" (3.34 x 2.62)



A double bedroom with feature fireplace. Double glazed window, enjoying views over the rear garden and radiator.

Bedroom Two Feature Fireplace



Bathroom To Shower



Bathroom 9'3" x 7'11" (2.82 x 2.43)



A fabulous family bathroom, recently fitted with four piece suite to include: shower cubicle, panelled bath, low level W.C. and vanity unit housing the washbasin with useful storage cupboard below. Towel heater, double glazed obscure window and tiled floor.

Gardens



The rear garden enjoys a southerly aspect, family and pet friendly with timber fencing to boundaries. An attractive paved patio area, provides ample space for table & chairs, ideal when dining "al fresco" A lovely outdoor space for all to enjoy.

Garden Patio



Front Garden & Parking
To the front of the property is a wrought iron fence with a gate opening to the decorative stone chip forecourt. There is parking space available to the front.

Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band A

EPC Rating
EPC to be confirmed

Making An Offer
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.

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 / Signal - O2/ Three/ EE/ Vodafone all okay
Broadband - Basic 18 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

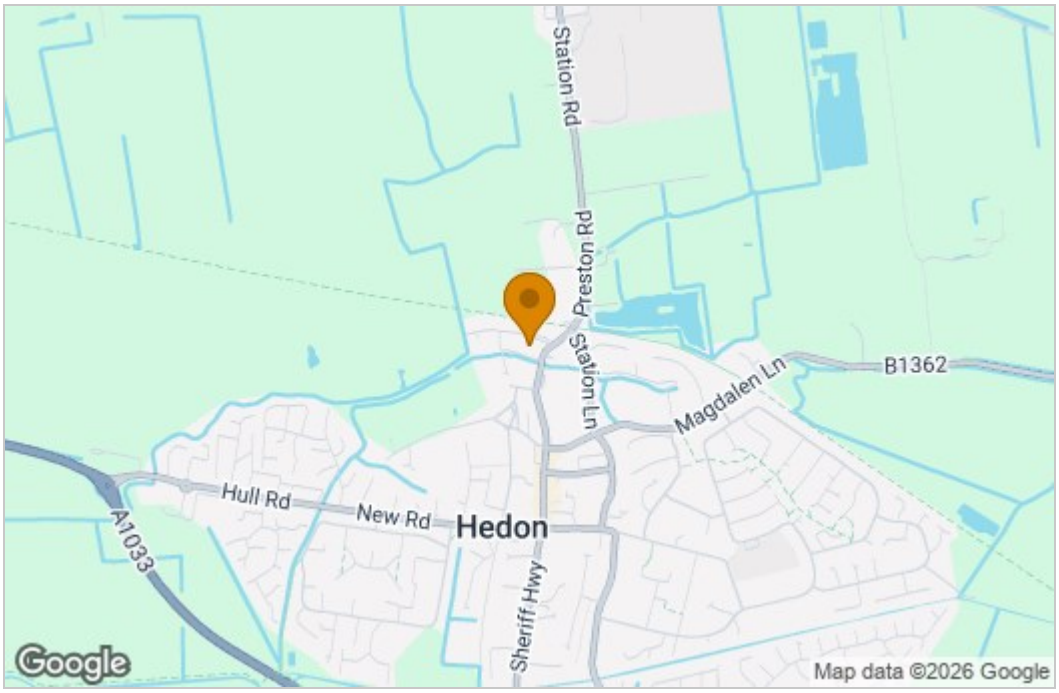
Whitakers Estate Agent Declaration.

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.

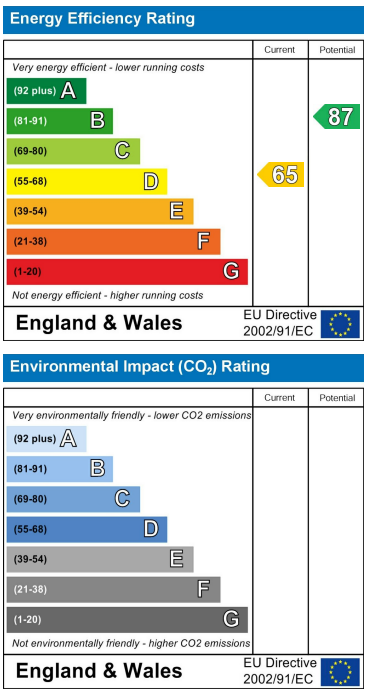
Floor Plan



Area Map



Energy Efficiency Graph



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