Whitakers
Estate Agents









8 The Boulevard, Hedon, HU12 8JT

Offers Around £160,000

Whitakers are delighted to offer this LOVELY 3 bedroom end terraced home to the market, presented in true "move-in" condition!

Ideally located on this peaceful cul-de-sac off Souttergate, just a short stroll from Hedon Town Centre and its wide range of shops and leisure facilities as well as being close to highly regarded schools, the property offers spacious accommodation and would be ideal for First time Buyers and Families alike!

Enjoying excellent transport links into Hull and out to the East Coast, the property briefly comprises; entrance hallway, 22ft through Lounge/Dining Room, Kitchen, Rear Lobby and Bathroom to the ground floor whilst to the first floor there are 3 DOUBLE bedrooms.

Also benefitting from private off road parking to the front for 2 vehicles and a split rear garden and courtyard together with UPVC double glazing and gas central heating, internal viewing is recommended to appreciate the standard and scale of accommodation on offer!

The Accommodation Comprises

Entrance Hallway
Composite door into entrance hallway with laminate flooring, central heating radiator and stairs to first floor.

Through Lounge/Dining Room 22'2 x 11'2 (6.76m x 3.40m)




Lounge area with uPVC bow window to front aspect, feature fireplace, central heating radiator and laminate flooring through into dining area with uPVC window to rear aspect, central heating radiator and under stair cupboard.

Kitchen 9'8 x 7'9 (2.95m x 2.36m)



With a range of fitted wall and base units, contrasting work surfaces and splashbacks. 4 ring gas hob with extractor over and electric fan oven below, stainless steel 1 1/2 bowl sink drainer and plumbing for automatic washing machine, dishwasher and tumble drier as well as space for under counter appliances. uPVC window to side aspect and vinyl flooring extending into....

Rear Lobby
With vinyl flooring and uPVC door into rear courtyard.

Bathroom 9'8 x 7'8 (2.95m x 2.34m)



Luxurious bathroom comprising free standing bath, shower cubicle with mains shower over, low flush wc and hand wash basin. Laminate flooring, wall panelling to water sensitive areas, central heating raditor, uPVC window to side aspect and extractor fan.

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

Bedroom One 10'7 x 14'3 (3.23m x 4.34m)




uPVC window to front aspect, carpeted flooring and central heating radiator.

Bedroom Two 11' x 9' (3.35m x 2.74m)



uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three 9'6 x 7'10 (2.90m x 2.39m)



uPVC window to rear aspect, carpeted flooring and central heating radiator.

Outside





To the front of the property is a private gravelled driveway giving parking for two vehicles and a fenced courtyard. To the rear of the property is a small courtyard directly adjoining the property together with an additional low maintenance private garden with decked seating and artificial lawn together with a storage shed and fencing to perimeters which lies beyond the shared walkway.

Tenure
The property is Freehold

Council Tax
Council Tax band A
East Riding of Yorkshire Council

EPC
EPC raring D

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 - Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 18 Mbps, 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.

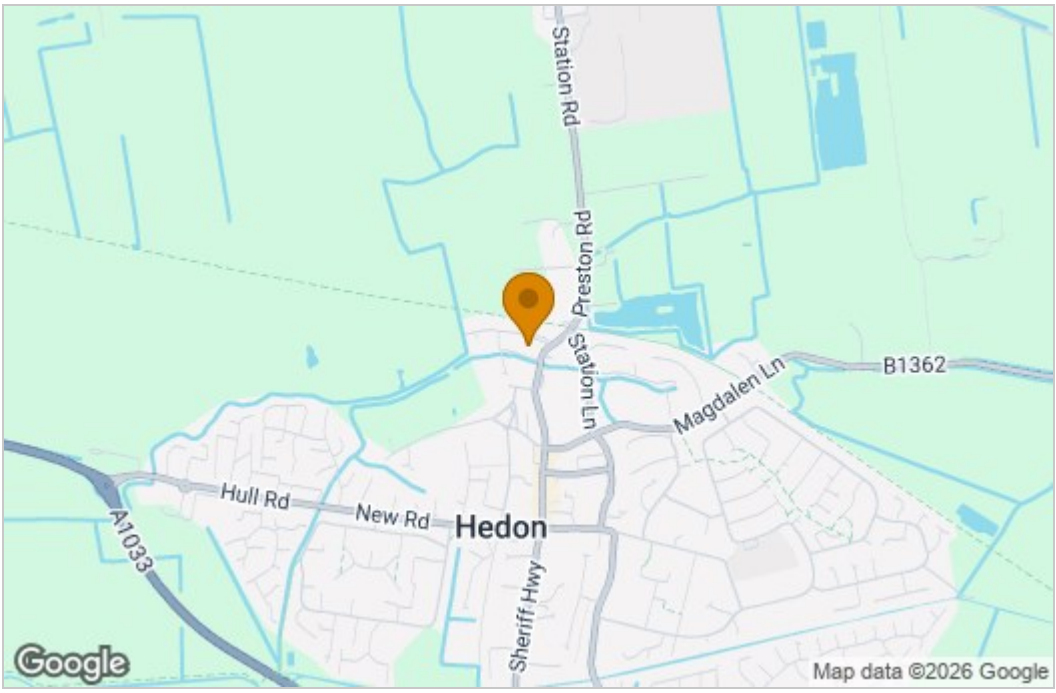
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

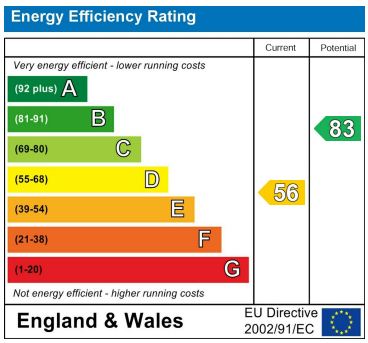


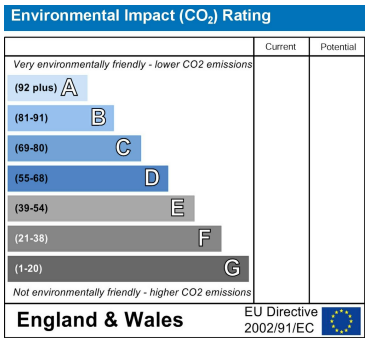
Total area: approx. 82.8 sq. metres (890.9 sq. feet)

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

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