Whitakers
Estate Agents









30 Baxtergate, Hedon, HU12 8JN

£217,500

This Stunning Grade 2 listed 2 bedroom period cottage, packed with original features and set within the heart of Hedon is perfectly located for the wealth of amenities that this popular market town has to offer, WITH NO CHAIN!

Immaculately presented throughout, the property has been tastefully and stylishly improved by the current owner to preserve the properties natural charm but also to provide spacious accommodation in "move in" condition!

Occupying an enviable position just a short stroll from the towns eclectic mix of shops, cafe's and restaurants, the property boasts an impressive rear garden and private driveway parking for numerous vehicles together with an amazing rear garage which offers limitless possibilities! (subject to permissions)

Briefly comprising; entrance hall, lounge with log burner, dining room, fitted kitchen and bathroom to the ground floor whilst to the first floor there are two double bedrooms.

Also boasting gas central heating and bespoke Accoya and uPVC glazing throughout together with the aforementioned impressive rear garden and garage, properties of this standard rarely become available hence internal viewing is essential to fully appreciate the standard of the opportunity available!

The Accommodation Comprises

Entrance Hallway
Accoya front entrance door into hallway with laminate flooring and Internal door into.....

Lounge 13'3 x 15'10 max (4.04m x 4.83m max)



Spacious lounge with Accoya front double glazed sash window, laminate wood flooring, central heating radiator, exposed beams and fireplace with multi-fuel burner.

Dining Room 8'11 x 15'10 (2.72m x 4.83m)



With laminate flooring, central heating radiator, Accoya double glazed side window and exposed brick staircase to first floor

Kitchen 12'1 x 9'8 (3.68m x 2.95m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. 1 1/2 bowl composite sink/drainer, space for range cooker with extractor hood over, plumbing for automatic washing machine and space for free standing fridge/freezer. Tiled flooring, central heating radiator, uPVC double glazed windows to side and rear and uPVC door into rear garden.

Bathroom 5'4 x 12'1 (1.63m x 3.68m)



The spacious modern main bathroom comprises P shaped with dual head mains shower over and fitted screen plus vanity hand wash basin whilst o the rear is a partition wall and low flush wc. Laminate tiled flooring, part tiled walls, central heating radiator and Accoya double glazed window to rear aspect.

First Floor Landing
The exposed brick carpeted stairs with exposed ceiling beams lead to the first floor landing.

Bedroom One 13' x 15'8 (3.96m x 4.78m)



Double bedroom with timber entrance door, Accoya sash double glazed front window, carpeted flooring and central heating radiator.

Bedroom Two 9'1 x 12'10 (2.77m x 3.91m)



Double bedroom with timber entrance door, Accoya double glazed window to rear, exposed beams, carpeted flooring and central heating radiator.

Outside



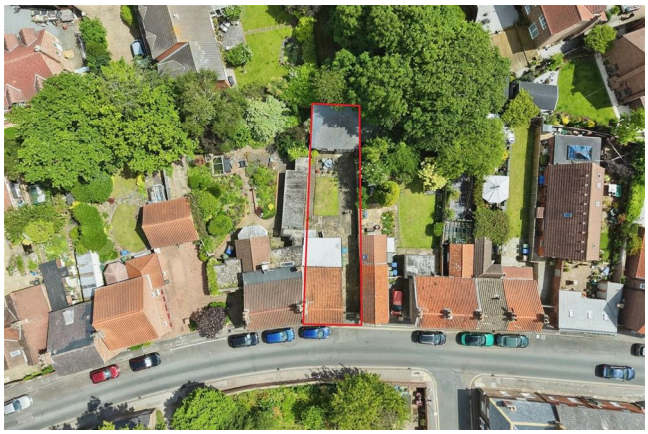
To the side of the property, Double timber gates lead to the private side driveway providing off road parking for multiple vehicles. The lovely spacious rear garden laid mainly to lawn is again packed with character with inset feature brick wall, front and rear paved patio seating area and brick walls to perimeters

Garage 17'9 x 19'6 (5.41m x 5.94m)



Located at the foot of the garden is the amazing garage which offers a multitude of opportunities (subject to permissions!) With Timber double doors and leaded glass windows, electric supply, slate tiled roof and interior glazed brick walls, this amazing space offers countless opportunities!

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure
The property is Freehold

Council Tax
Council Tax band B
East Riding of Yorkshire Council

EPC
EPC Awaited

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.

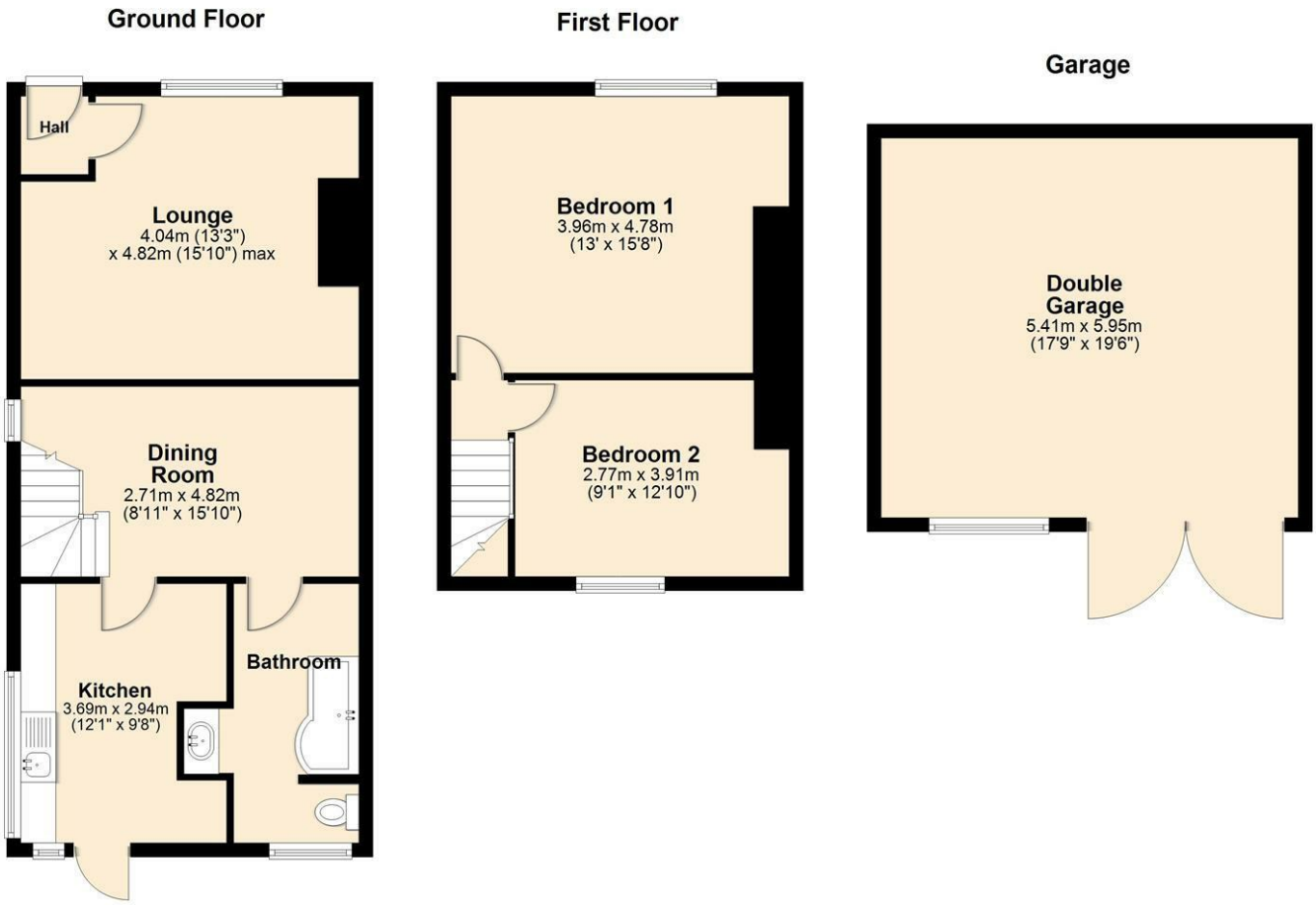
Material Information:
Construction - Brick/Tile
Conservation Area - Hedon
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 21 Mbps, Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

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.

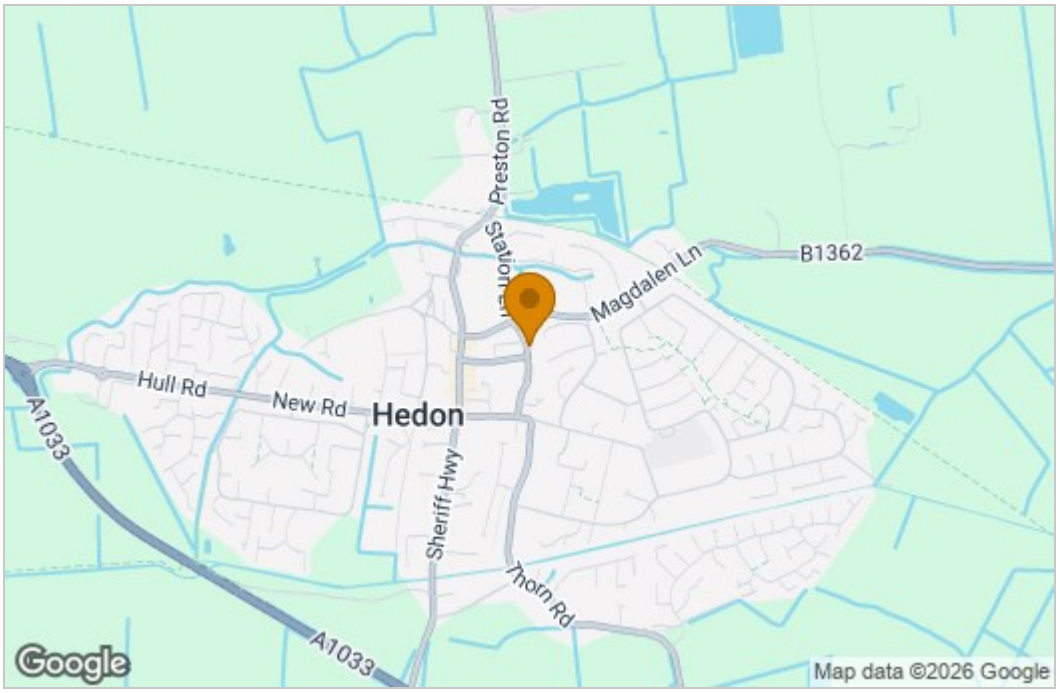
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

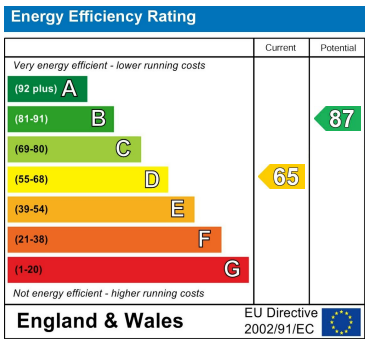


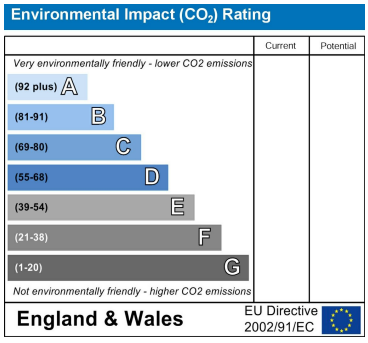
Total area: approx. 116.2 sq. metres (1251.1 sq. feet)

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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