Whitakers
Estate Agents









19 Maple Park, Hedon, HU12 8NR

£250,000

Enjoying a central location this Superb Semi Detached Home is set back off Maple Park with wrap around gardens, a hidden gem! This family home offers FOUR generously proportioned BEDROOMS and a family BATHROOM. The ground floor offers well laid out accommodation to include: There is a a welcoming HALLWAY with doors to the GROUND FLOOR W.C and a fabulous OPEN PLAN LAYOUT incorporating the KITCHEN/ DINING and FAMILY ROOM, a wonderful social space , ideal for entertaining family & friends. There is a light and airy SITTING ROOM with patio doors opening out to the rear GARDENS that wraps around the property with a LAWN and paved PATIO area, ideal for dining "al fresco" A private DRIVEWAY provides ample OFF ROAD PARKING SPACE and access to the GARAGE

A lovely home for the growing family being so close to highly regarded schooling nearby and ample shopping facilities, local amenities, doctors and dentist and market day, with a real sense of community the town of Hedon has to offer.

Do not delay, call us to arrange your viewing today!!

Accommodation Comprising

Entrance & Hall
Entrance via the double glazed door into the hallway with doors to the ground floor W.C. , useful storage cupboard and stairs taking you up to the first floor. Doors to the Kitchen and sitting room.

Open Plan Layout 20'7" x 14'7" (6.29 x 4.47)
This fabulous open plan layout incorporates the modern kitchen with central island and the family room, creating a wonderful social space, ideal for for culinary member of the family and perfect for gathering entertaining family & friends.

Living



A comfortable living space with double glazed window and radiator.

Dining



The central island includes seating space, ideal for dining together.

Kitchen



The modern kitchen has a range of fitted units with complimentary wood block work surfaces. Space for slot in cooker with stainless steel extractor hood above. Ceramic sink with mixer tap and drainer. Plumbing for automatic washing machine and dishwasher. Space for American fridge freezer. Double glazed window and door to rear elevation.

Sitting Room/ Snug 9'8" x 12'4" (2.97 x 3.76)



A lovely light and airy room with double glazed window to side elevation and French doors opening to the rear garden.

Ground Floor W.C.
Ground floor W.C. and vanity wash basin. Double glazed window and radiator.

Bedroom One 10'7" x 13'8" (3.24 x 4.19)



A generously proportioned double bedroom with double glazed window and radiator.

Bedroom Two 13'9" x 10'7" (4.20 x 3.24)



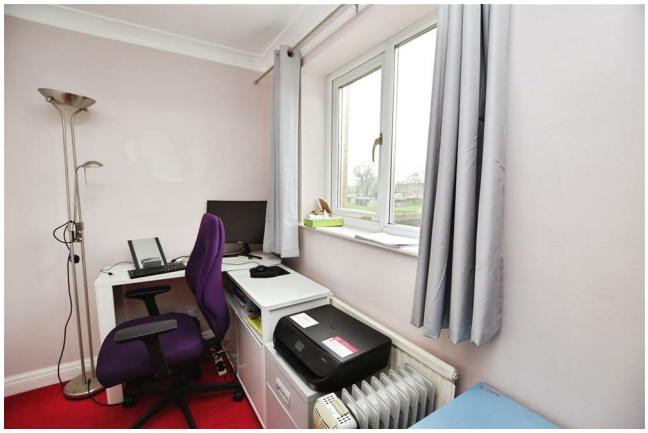
A further double bedroom with double glazed window and radiator.

Bedroom Three 10'0" x 7'5" (3.05 x 2.28)



A double bedroom with double glazed window and radiator.

Bedroom Four 10'7" x 6'0" (3.25 x 1.83)



Currently used as the home office/ study with double glazed window and radiator.

Family Bathroom



Fully tiled bathroom with P shape panelled bath, overhead shower and glazed screen. Low level W.C. and pedestal wash basin. Towel heater and double glazed obscure window.

Gardens



Gardens wrap around the property with a lawned area and a paved patio, ideal for dining "al fresco" There is a timber shed and timber fencing to boundaries.

Patio Area



A paved patio area provides ample space for seating, ideal for dining "al fresco"

Garden Shed

Garage & Driveway



There is a private driveway providing ample off road parking space and access to the garage.

Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band C

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.

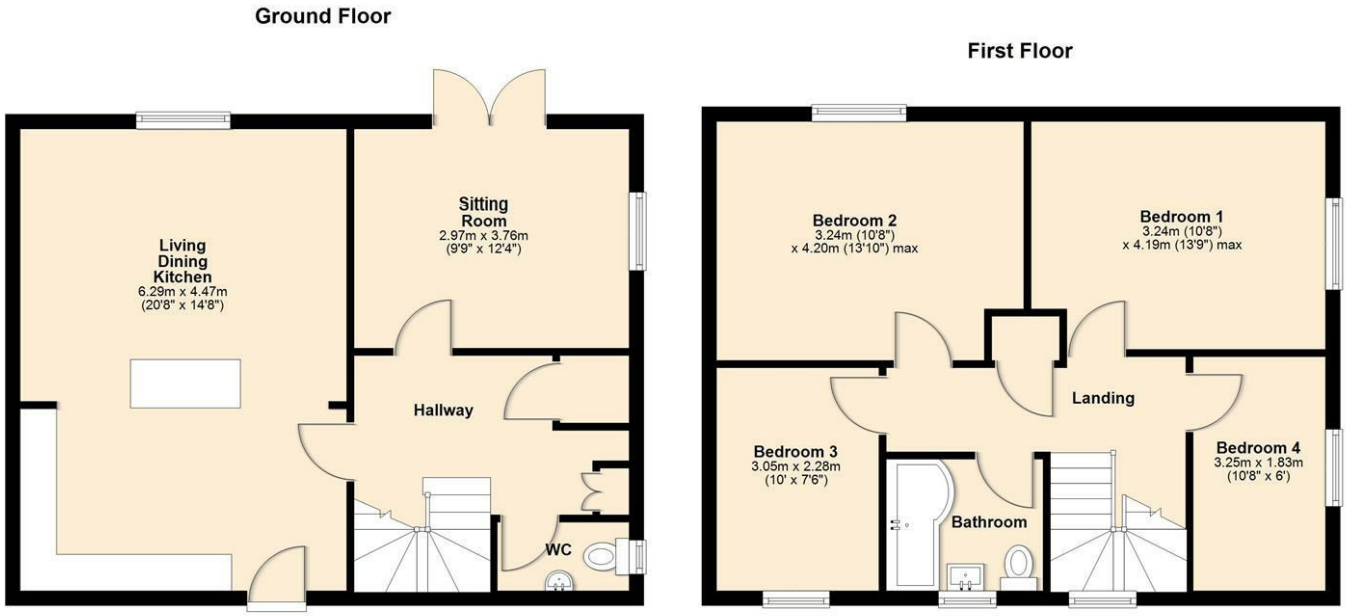
Material Information.
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal
Broadband -Basic 19 Mbps/ Ultrafast / 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

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.

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.

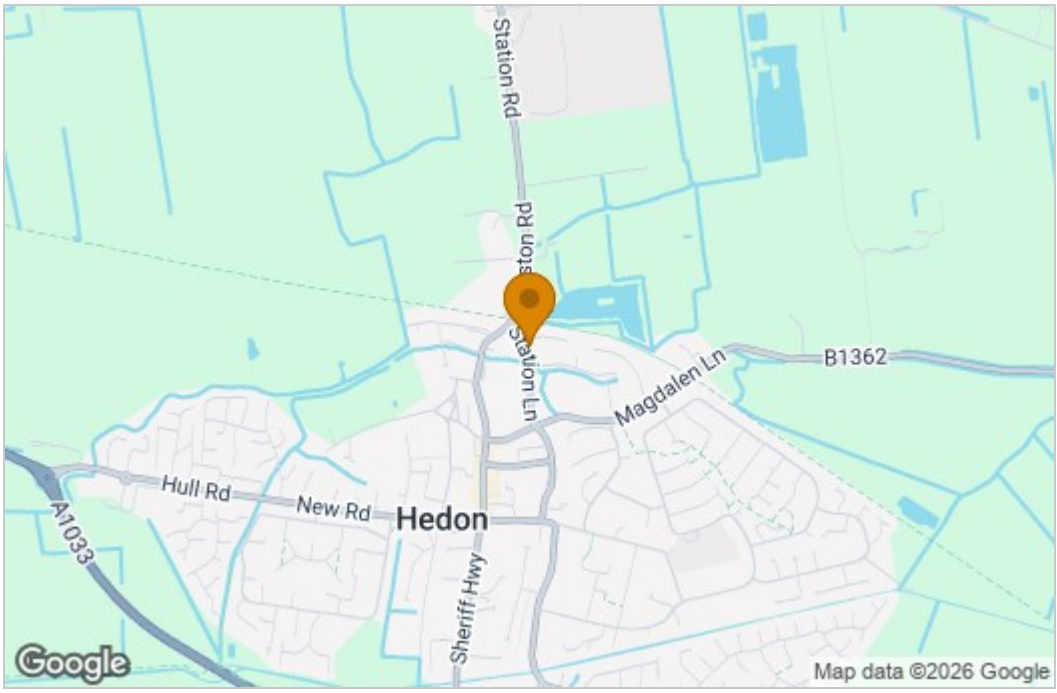
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

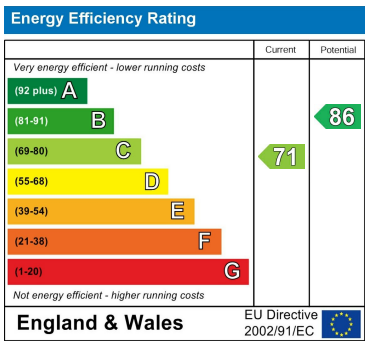


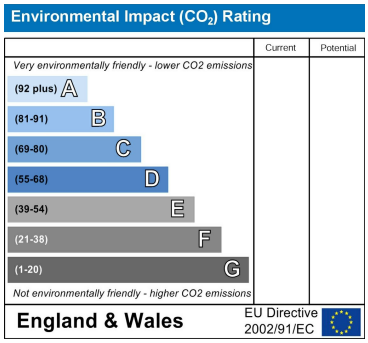
Total area: approx. 107.1 sq. metres (1152.5 sq. feet)

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.

3 St. Augustines Gate, HU12 8EU, Hedon, East Riding of Yorkshire, HU12 8EU
Tel: 01482 890111 Email: hedon@whitakers.co.uk https://www.whitakers.co.uk