Whitakers
Estate Agents









40 New Road, Hedon, HU12 8EN

Asking Price £325,000

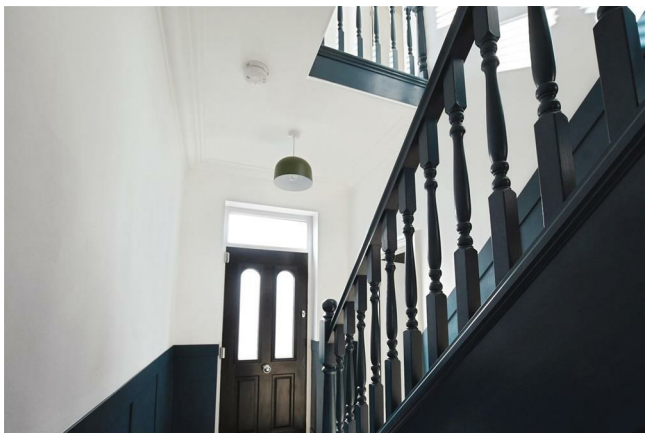
IMMACULATELY PRESENTED THROUGHOUT, OFFERING A PERFECT OPPORTUNITY FOR A GROWING FAMILY UNIT. THIS BEAUTIFULLY PRESENTED THREE BEDROOMED HOME HAS BEEN UPGRADED TO AN EXCEPTIONALLY HIGH STANDARD AND IS OFFERED IN TRUE MOVE IN CONDITION. IDEALLY LOCATED TO LOCAL SCHOOLS AND AMENITIES THAT HEDON HAS TO OFFER.

INTERNALLY, BOASTS A SPACIOUS OPEN-PLAN LIVING SPACE, GREAT FOR EVERYDAY LIFE, THE ENTIRE PROPERTY HAS BEEN RENOVATED TO A VERY HIGH STANDARD, INSIDE AND OUT! ALLOWING THE NEXT OWNERS TO MOVE STRAIGHT IN TO ENJOY! THE PROPERTY FEATURES THREE DOUBLE BEDROOMS, A SEPARATE SNUG/SITTING ROOM COMPLETE WITH A FULLY FUNCTIONING LOG BURNER, AND TO THE REAR OF THE PROPERTY PROVIDES A LARGE LIVING/ENTERTAINMENT AREA.

EXTERNALLY, THE REAR GARDEN HAS BEEN RECENTLY LANDSCAPED TO CREATE A FANTASTIC OUTDOOR SPACE, ALSO COMPRISING OF OFF STREET PARKING TO THE FRONT OF THE PROPERTY, SUITABLE FOR MULTIPLE VEHICLES!

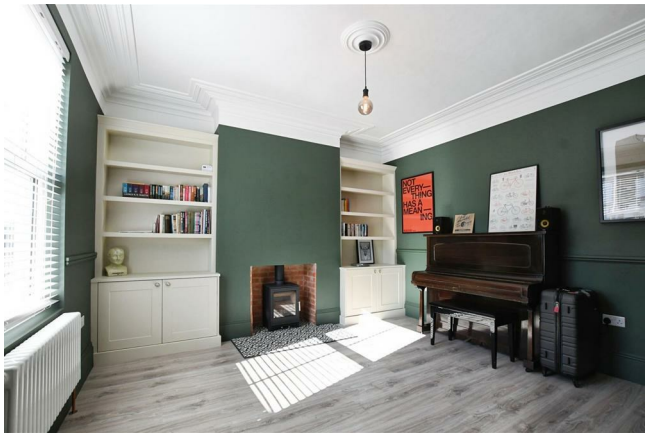
THIS PROPERTY IS PRESENTED BEAUTIFULLY THROUGHOUT AND EARLY VIEWINGS ARE ENCOURAGED TO APPRECIATE THIS IMMACULATE HOME!

Entrance Hall



Stylish front door, with a column radiator and LVT flooring throughout. Leads to:

Snug/Sitting Room



Snug/Sitting Room which could be utilised in many ways to suit each lifestyle, such as additional living space, play room, entertainment space, dining room. Comprises of a column radiator and UPVC window to the front aspect, with the additional convenience of a fitted log burner.

Lounge



Open lounge area, great for everyday life and entertaining. Comprises of a UPVC window to the front aspect, a radiator and leads to the open dining space.

Dining Room



Dining space with large patio doors to the rear, opening up the space to the rear garden and views. Perfect for the warmer months. Compromises of a radiator and leads to open kitchen space.

Fitted Kitchen



Modern fitted kitchen, well presented and generously sized. Comprises of UPVC window to the rear, an integrated electric hob, carbon sink with a mixer tap, and provides a wide range of floor and wall units and a solid wood worktop. Finished to a very high standard!

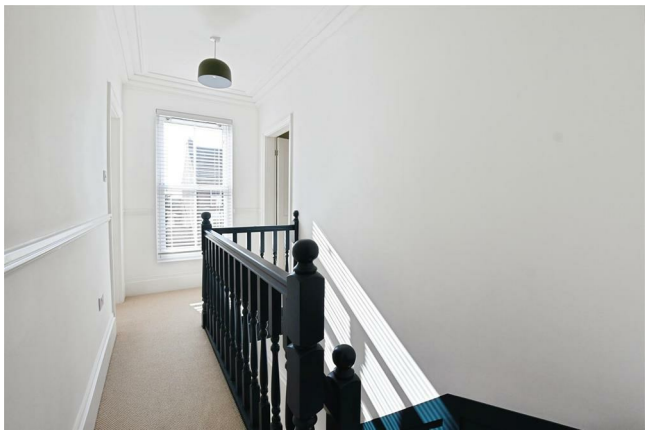
Cloak Room



Downstairs WC compromises a low level WC

and hand basin with a UPVC window to the side aspect and a heated towel rail.

First Floor Landing



Carpeted throughout, radiator and UPVC window to the front aspect.

Bedroom 1



Well proportioned master bedroom, carpeted throughout with a radiator and UPVC window to the front aspect.

Bedroom 2



Double bedroom with carpet throughout, a radiator and UPVC window to the front aspect.

Bedroom 3



The third bedroom of this property, is also a double room, creating space for a growing family unit! Carpeted throughout with a radiator and UPVC window to the rear aspect. Well presented in move in condition.

Bathroom



Tile flooring with UPVC window to the side aspect and a three-piece bathroom suite; vanity sink, low level WC and a bath with an overhead shower. Well presented throughout.

Gardens



Large rear gardens with beautiful views of the village of Hedon. The garden has been recently landscaped to a high standard, providing low

maintenance living, with an additional storage shed. To the front of the property, offers a large drive, suitable for multiple vehicles.

Council Tax
East Riding Council tax band C

EPC
EPC rating E

Tenure
Freehold

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 under tile roof
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.

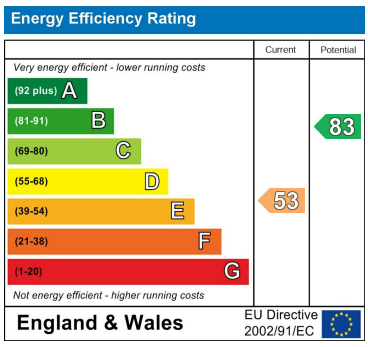
Floor Plan

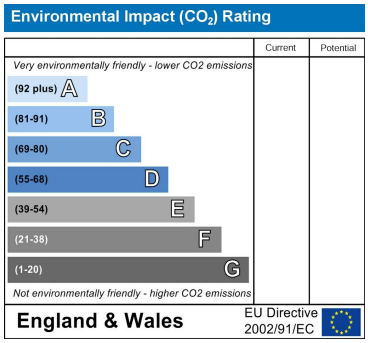


Area Map



Energy Efficiency Graph





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