

Whitakers

Estate Agents



1 Brevere Road, Hedon, HU12 8LX

Guide price £265,000

Occupying a sizeable corner plot, adorned with mature trees and shrubbery, this TASTEFULLY styled DETACHED TRUE BUNGALOW is one not to be missed.

Set in the Historic Market Town of Hedon, within easy reach of all local amenities, including Hedon town centre, where a variety of shops, cafés, and services can be found along the vibrant St Augustine's Gate. Immaculately presented throughout, the accommodation includes: Entrance PORCH with a door to the comfortable through LOUNGE/ DINING room, adjoining the modern KITCHEN and CONSERVATORY, creating a wonderful layout, perfect for entertaining family & friends. The inner hallway has a large storage cupboard and access to the contemporary SHOWER ROOM and onto the TWO DOUBLE BEDROOMS, with the master having an impressive range of fitted wardrobes.

Outside there are lovingly tended gardens that wrap around the property with an array of attractive shrubbery and decorative plantings. Paved walkways take you round to the seating area, a lovely sunny spot to sit and enjoy the delights of the outdoors. Timber garden shed and further concrete shed provide ample storage for garden furniture and equipment. A block paved driveway provides ample OFF ROAD PARKING and access to the GARAGE!

For those who appreciate outdoor activities, there are a number of walking routes nearby, including those around the historic Hedon Haven and the scenic St. Augustine's Church, which reflect the area's rich historical character. The location is convenient for public transport links: the nearest bus stops are just a short walk away, offering regular services into Hull city centre and out to the East Coast. Paragon Interchange, Hull's main train station, is accessible by public transport or vehicle, providing onward connections to York, Leeds, and beyond.

VIEWING HIGHLY RECOMMENDED !

Accommodation Comprising

Entrance Porch 4'11" x 4'11" (1.5 x 1.5)

A double glazed front entrance door opens into the porch with an interior door opening to the lounge.

Lounge to Dining Area 24'6" (max) x 12'10" (7.48 (max) x 3.93)

Measured to widest points the comfortable lounge has a feature fireplace with inset Electric Feature fire. Radiator and double glazed window to front elevation. Open to the dining area, adjoining the kitchen and conservatory, creating a lovely area for entertaining family & friends.

Lounge Feature



Dining Area 9'8" x 8'1" (2.97 x 2.48)



Ample space for table & chairs with patio doors opening out to the conservatory. Radiator.

Rear Bungalow & Conservatory



Conservatory 9'4" x 9'3" (2.86 x 2.84)



A light and airy conservatory with double glazed windows to all aspects, enjoying views over the rear garden. A lovely addition to the property with French doors open out to the rear garden.

Kitchen 13'8" x 9'0" (4.18 x 2.76)



A contemporary kitchen incorporating a range of fitted units to base and wall with complimentary work surface and tiled splashbacks, plumbing for automatic washing machine. Built in double oven with electric hob and extractor above. Space for undercounter fridge & freezer. Double glazed window to rear elevation and door providing access to the garden. Radiator and laminate flooring.

Bedroom One 12'8" x 11'11" (3.87 x 3.65)



A light and airy, generously proportioned double bedroom with a range of fitted wardrobes, top boxes, drawers and dresser unit. Built in cupboard providing further storage facilities. Double glazed window to front elevation and radiator.

Bedroom Two 10'2" x 9'0" (3.12 x 2.75)



A further double bedroom with built in wardrobe, double glazed window and radiator.

Shower/ bathroom 7'11" x 5'5" (2.43 x 1.66)



A modern shower room with large walk in shower cubicle and vanity unit housing the wash basin with useful storage below and toilet with concealed cistern. Tiled walls and laminate

flooring. Double glazed obscure window and chrome towel radiator.

Gardens



To the front of the property is a low rise brick wall with an opening onto the block paved driveway, providing ample off road parking. Attractive shrubbery and plantings to borders with gated access to the rear garden. The rear garden is mainly laid to lawn with decorative shrubbery and plantings. A block paved walkway takes you round to a paved seating area, a lovely sunny spot to enjoy the delights of this lovingly tended outside space. There is a timber garden shed and a further garden shed providing ample outdoor storage. Family and pet friendly with timber fencing to boundaries.

Garage & Driveway 16'2" x 9'0" (4.95 x 2.76)

Electrically operated up and over door provides access to the garage with power and light supplied. Wall mounted gas combi boiler.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band C

EPC Rating

EPC rating 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 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 - EE, O2, Vodafone and Three all okay

Broadband - Basic 16 Mbps / Ultrafast 10000

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



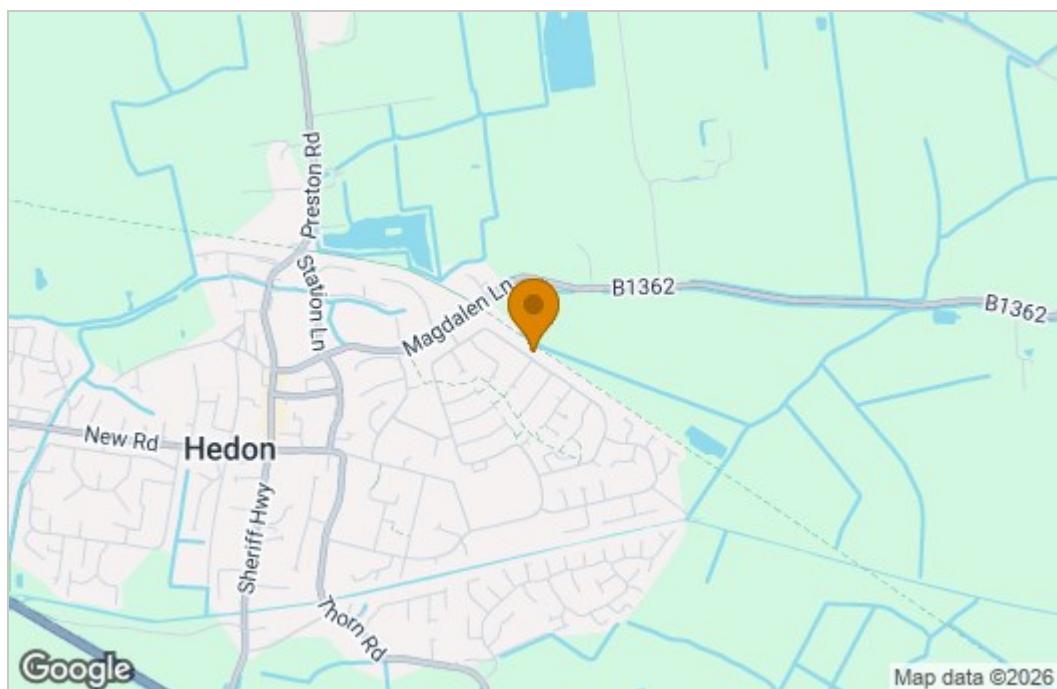
Floor Plan

Floor area 99.0 sq.m. (1,066 sq.ft.)

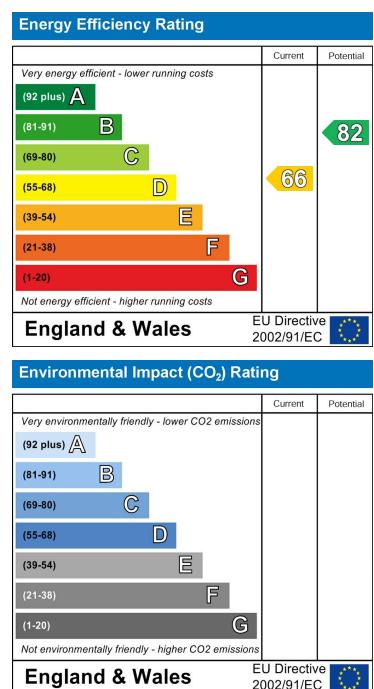
Total floor area: 99.0 sq.m. (1,066 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co.uk

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