

# Whitakers

Estate Agents



## 7 St. Nicholas Gate, Hedon, HU12 8HS

**£250,000**

Rarely available, this Charming Semi-Detached Bungalow, dates back to around 1920, originally built for the house workers of the Old Hall on Thorn Road. "Bottleneck Cottage" has been lovingly upgraded by its owner in recent years, restoring charm and character to this wonderful home.

The generously proportioned accommodation includes ; A canopied front entrance door opening into the welcoming HALLWAY, inviting you to view. There are TWO double BEDROOMS with the main bedroom featuring a decorative art deco arched window, enjoying views over the spectacular gardens. The house bathroom combines a classic roll top bath with claw feet and a modern shower cubicle providing style and practicality for the family.

The comfortable LOUNGE has a traditional fireplace with inset "living flame" gas fire, lovely to cosy up to on those cold winter evenings. A door opens to the modern BREAKFAST KITCHEN, opening to the GARDEN ROOM, a light and airy room enjoying views over the garden, a lovely room, ideal for entertaining family & friends.

The GARDENS to this property are just spectacular, adorned with beautiful mature trees and shrubbery. The lawn has a seating area, perfect for relaxing and stepping stones, beckoning you to go explore all the wonders of this outdoor space. There is a SUMMER HOUSE/ BAR and a child's play house. A wonderful outdoor haven for the family to enjoy.

There is a private DRIVEWAY, providing ample OFF ROAD PARKING, leading to the GARAGE with UTILITY/ WORKSHOP.

Set at the heart of the Historic Market Town of Hedon, within easy reach of all local amenities and highly regarded schools the area has to offer. The area around St. Nicholas Gate is known for its access to local amenities, including Hedon town centre, where a variety of shops, cafés, and services can be found along the vibrant high street.

VIEWING IS HIGHLY RECOMMENDED!

## Accommodation Comprising

### Entrance Hall

An attractive canopied front entrance with double glazed door opening into the hallway, inviting you in to view this charming bungalow.

Laminate flooring, radiator, doors to the bedroom and bathroom with an open arch to lounge.

### Lounge 14'4" x 14'1" (4.37 x 4.30)



A comfortable lounge with feature fireplace and inset "living flame" gas fire, lovely to cosy up to on those cold winter evenings. Walk in double glazed bay window to front elevation. Radiator, laminate flooring and door to kitchen.

### Lounge Feature



### Garden Room 12'9" x 12'6" (3.91 x 3.83)



A lovely addition to the property is the garden room brick built with double glazed window to all sides and ceiling lantern allowing ample light to flow through. Enjoying views over the beautiful gardens, a perfect room to sit and watch nature unfold and the seasons come and go. French doors open out to invite you to explore the gardens. Solid wood flooring and radiator

### Garden



The gardens to this property are just spectacular, adorned with beautiful mature trees and shrubbery. The lawn has stepping stones leading down to the child's play house and beckoning you to go explore all the wonders of this outdoor space.

Front Garden



Bedroom 1 14'5" x 11'3" (4.40 x 3.43)



Situated to the rear of property, the main double bedroom is light and airy with feature double glazed arched window, enjoying views of the beautiful garden, just lovely to wake up to on a sunny morning. Ample space for bedroom furniture, decorative fireplace, radiator and solid wood door.

Bedroom One Feature



Bedroom Two Feature



Bedroom 2 11'1" x 14'3" (3.40 x 4.35)



A further double bedroom situated to the front of property. Two bespoke, built in wooden cupboards, providing ample storage space. Feature fireplace and double glazed window. Radiator and solid wood door.

Bathroom 7'11" x 5'5" (2.42 x 1.67)



Fully tiled bathroom featuring a free standing rolltop bath with claw feet, pedestal wash basin, W/C and a shower cubicle. Double glazed obscure window, radiator and solid wood door.

## Kitchen Feature



Breakfast Kitchen 7'10" x 12'1" (2.41 x 3.69)



At the heart of this home is the modern kitchen, adjoining the garden room, creating a wonderful space for entertaining family & friends. Fitted with a range of modern base and wall units incorporating a breakfast bar and attractive display cabinets, complimentary work surface and tiled splashbacks. Space for slot in cooker with stainless steel extractor hood above. Ceramic 1 1/2 bowl sink with drainer and mixer tap. Integrated fridge/freezer and plumbing for automatic washing machine. Laminate flooring, double glazed window and radiator. Open to the garden room.

## Gardens & Rear Property



## Summer House/Bar



There is a timber built summer house/ bar to the rear of the garden, a quiet space to retreat to whilst enjoying the outdoors.

## Bar/ Summer House



## Garage & Driveway

A block paved private driveway provides ample off road parking and leads down to the garage with metal up and over door. Power and light supplied, useful utility/ workshop with storage to loft area

## Tenure

The tenure is Freehold

## Council Tax Band

East Riding of Yorkshire Council Tax Band B

## EPC Rating

TBC

## Material Information.

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - O2 good, Three, Vodafone and EE all okay

Broadband - Basic 19Mbps/ Ultrafast 10,000Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### **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.

### **Whitakers Estate Agent Declaration.**

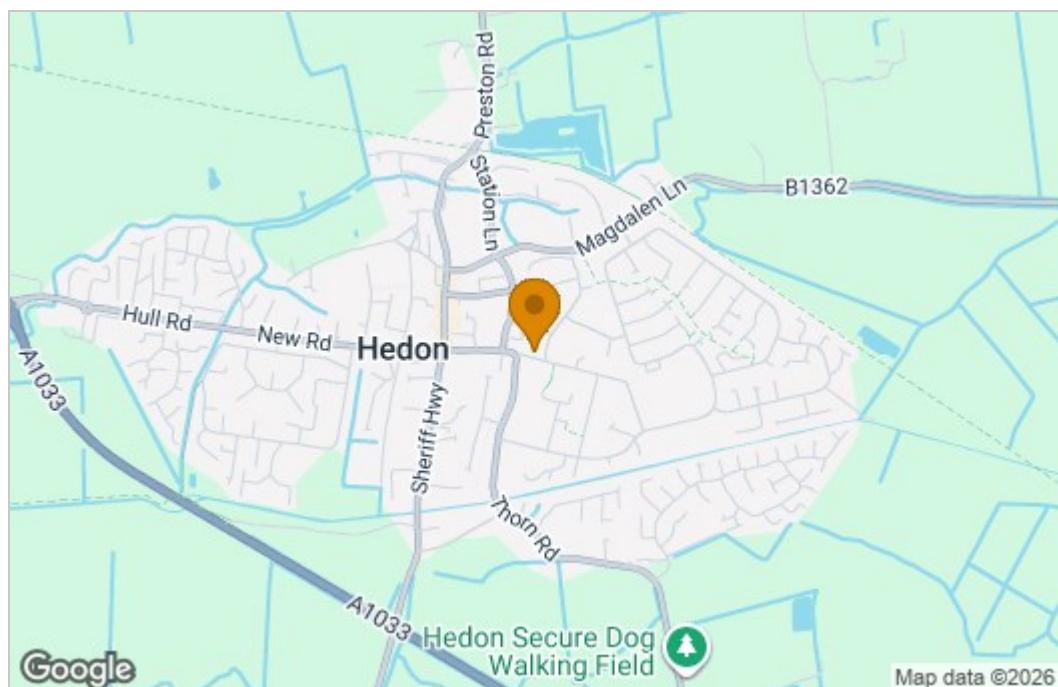
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## Floor Plan

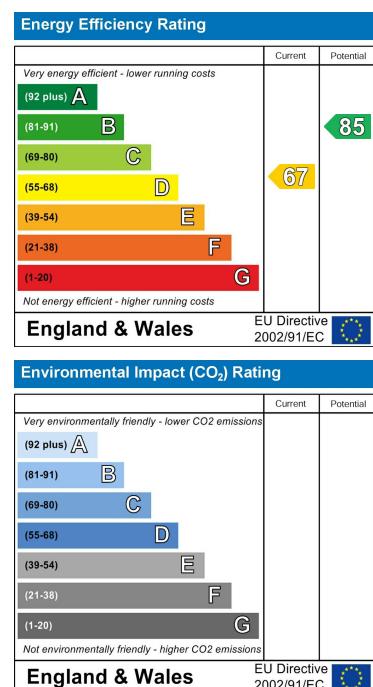


Total area: approx. 81.7 sq. metres (879.6 sq. feet)

## Area Map



## Energy Efficiency Graph



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