Whitakers
Estate Agents

52 Acklam Road, Hedon, HU12 8NA

£130,000

Enjoying a Cul De Sac setting off Acklam Road this Superb End of Terraced Property is ideal for the FIRST TIME / DOWNSIZE buyers, handily located for highly regarded primary school and all local amenities of the Historic Market Town of Hedon.
The well presented accommodation includes: Entrance with stairs taking you up to the first floor and a door into the comfortable LOUNGE and onto the BREAKFAST KITCHEN. There are TWO BEDROOMS and a contemporary SHOWER ROOM to the first floor.
The beautifully landscaped rear GARDEN includes a paved patio area and a timber tiki bar with raised decking and built in seating, creating a wonderful outdoor space, ideal for dining "al fresco" entertaining family & friends. There is a block paved PARKING space and further parking area to accommodate visitors.
The property is fitted with CCTV for extra security and "Hive" heating system, allowing you to control your home's heating and hot water remotely with your smartphone.
Do not delay, call Whitakers Estate Agents today and book your viewing!

Accommodation Comprising

Entrance
A modern composite front entrance door opens into the hallway with stairs taking you up to the first floor and a door into the lounge.

Lounge

A comfortable lounge with double glazed window to front elevation and radiator.

Lounge b

Breakfast Kitchen
The breakfast kitchen has a range of fitted high gloss units to base and walls with complimentary work surface and tiled splashbacks. Built in electric oven with four ring gas hob and stainless steel extractor hood above. Stainless steel sink with drainer and mixer tap. Plumbing for automatic washing machine and space for fridge freezer.

Kitchen

Garden Patio

Parking

Block paved parking area, provides off road parking space. Further parking available for visitors.

Bedroom One

A double bedroom with built in wardrobes and overhead top boxes providing useful storage space. Double glazed window and radiator.

Shower Room

A modern shower room with wall boarding and walk in shower cubicle. Vanity unit housing the wash basin with useful storage cupboard below and toilet with concealed cistern. Double glazed window, towel heater and vinyl flooring.

Bedroom Two

A single bedroom with double glazed window and radiator.

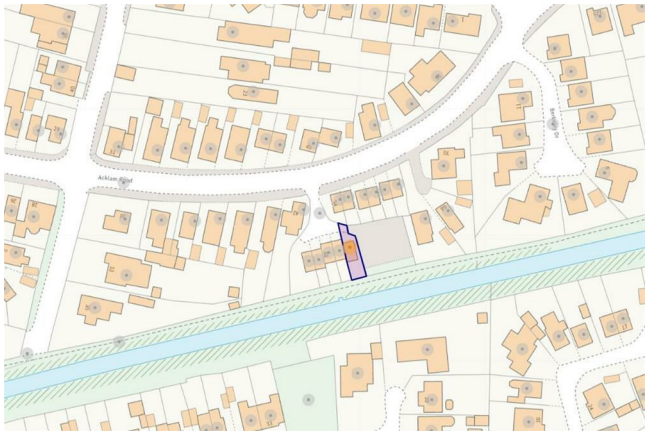
Garden

A delightful landscaped garden with paved patio and timber tiki bar. Raised decking with built in seating , creates a perfect spot for dining "al fresco", entertaining family & friends.

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
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band A

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.

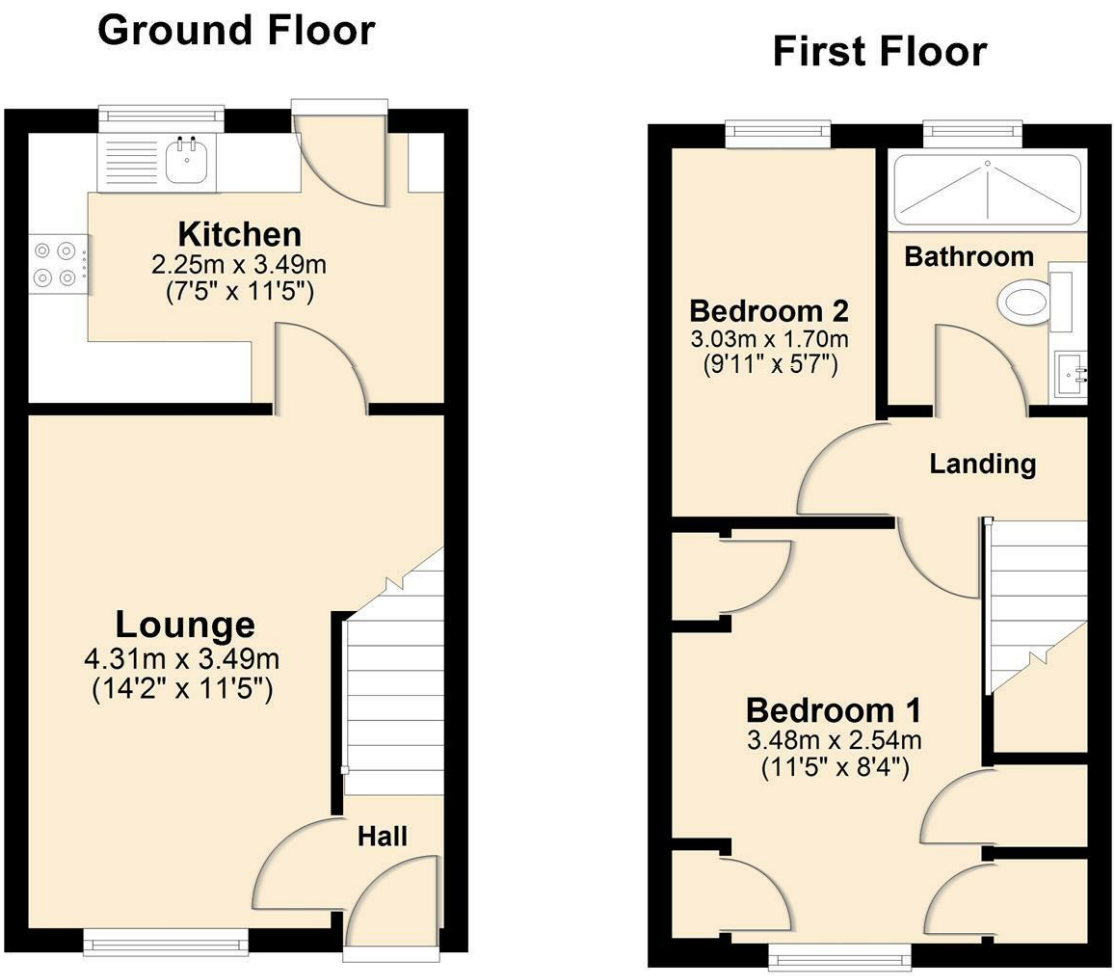
Material Information.
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Medium risk
Mobile Coverage / Signal - Vodafone/Three/O2 all okay
Broadband - Basic 20 Mbps/ Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

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.

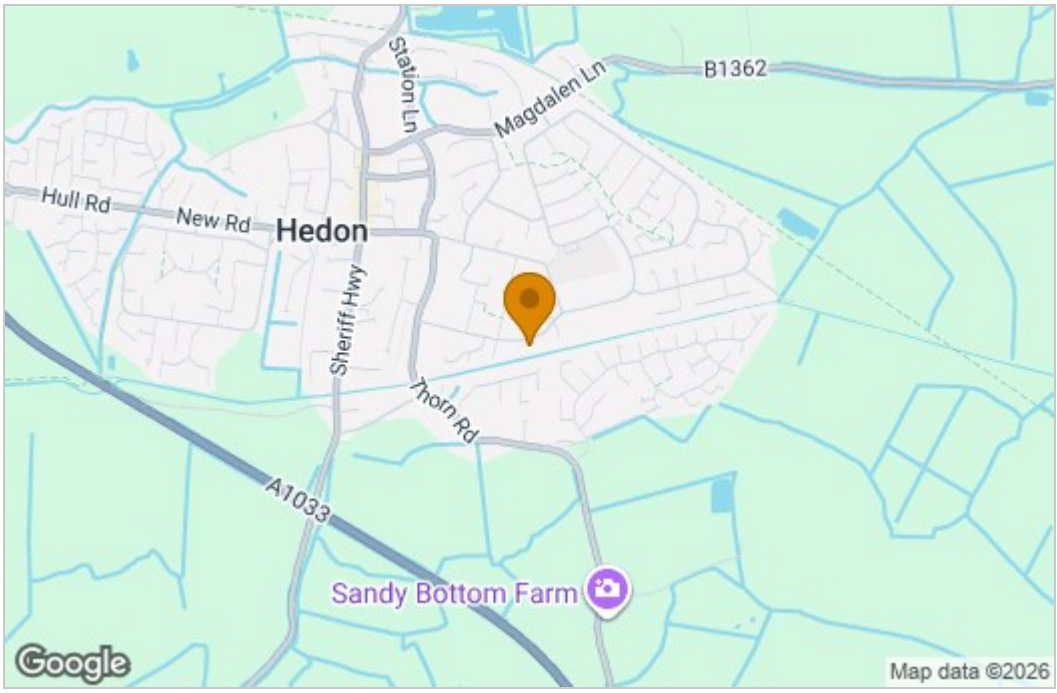
Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The 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.

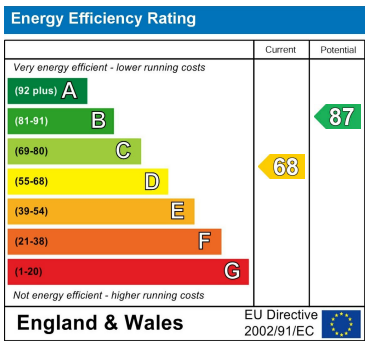
Floor Plan

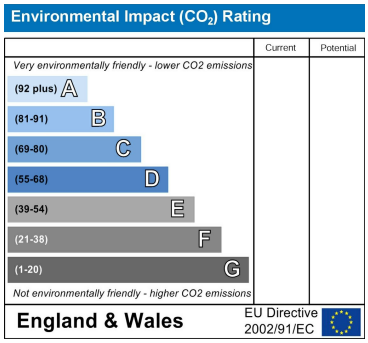


Area Map



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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