

# Whitakers

Estate Agents



## 8 Hales Crescent, Hedon, HU12 8DB

**£110,000**

**"LOOKING FOR A PROJECT, A PROPERTY TO MAKE YOUR OWN, THEN TAKE A LOOK AT THIS ONE!**

Enjoying a Cul de sac setting of Hales Crescent, just off Westlands Drive in Hedon. A Semi Detached Home offering TWO double BEDROOMS, BATHROOM, Through LOUNGE to DINING AREA and a KITCHEN. Sizeable rear GARDEN, mainly laid to lawn with useful OUTBUILDINGS/ storage. The property comes to market with NO ONWARD CHAIN, ready for new owners to relive and make it their own.

The Market town of Hedon enjoys ample amenities including well regarded SCHOOLS, SHOPS, PUBS, and RESTAURANTS, with easy access to a REGULAR BUS SERVICE leading to Hull and the coast.

**DO NOT DELAY, CALL TO ARRANGE YOUR VIEWING TODAY**



## Accommodation Comprising

### Entrance & Hall

The front entrance door opens to welcome you in to view the accommodation on offer with stairs taking you up to the first floor and a door to the lounge.

Lounge to Dining Area 19'6" x 10'11" (5.96 x 3.33)



A light and airy through lounge to dining area with windows to front and rear allowing ample light to flow through. Two radiators and a door to the kitchen.

### Dining Area



Open from the lounge and adjoining the kitchen, the dining area enjoys views over the garden, creating a lovely space for entertaining family & friends.

## Lounge 2



Kitchen 10'9" x 11'0" (3.28 x 3.37)

### Dining to Kitchen



## Rear House & Garden



### Bedroom One 14'0" x 9'2" (4.29 x 2.80)



A double bedroom with two double glazed windows, radiator and useful storage cupboard.

### Bedroom Two 10'5" x 10'8" (3.19 x 3.26)



A double bedroom with double glazed window and radiator.

### Bathroom



With panelled bath, low level W.C. and pedestal wash basin. Double glazed window and radiator.

### Garden



Delightful gardens to front and rear. The front garden has attractive pebble forecourt and wrought iron gate opening to the rear. The sizeable rear garden is mainly laid to lawn with a paved patio area and a walkway leading to a timber gate. Timber fencing to boundaries and useful outbuildings/ storage area.

### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band A

### EPC Rating

tbc

### 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.

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#### 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 17 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

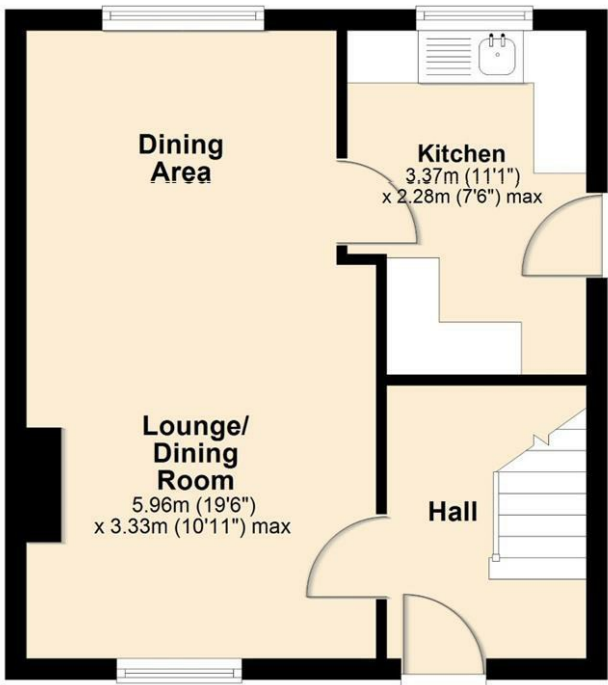
#### Whitakers Estate Agent Declaration.

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.

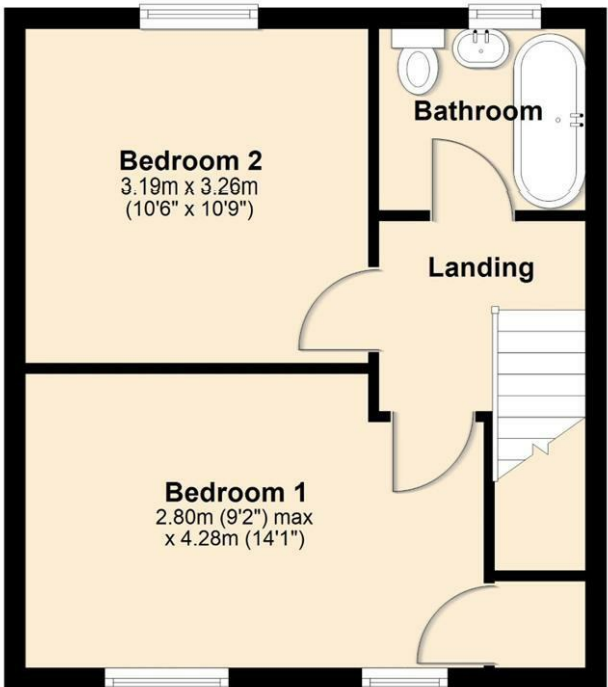


Floor Plan

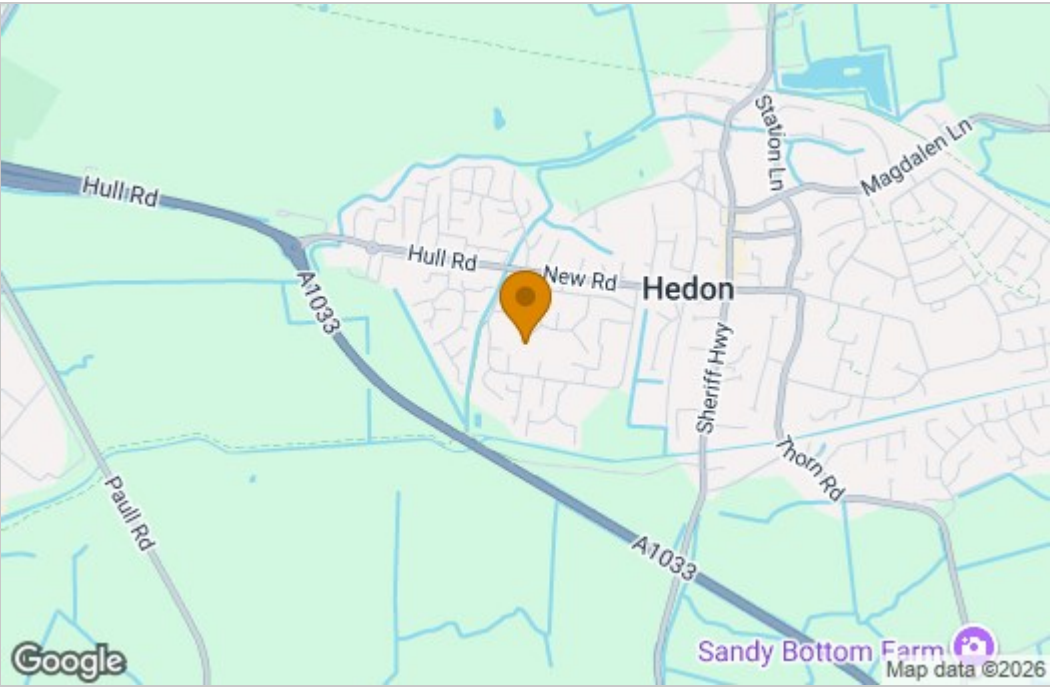
Ground Floor



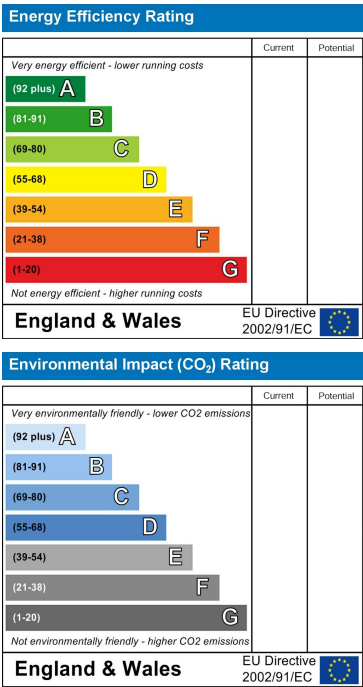
First Floor



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.