

Whitakers

Estate Agents



31 Inmans Road, Hedon, HU12 8NQ

Guide price £175,000

****GUIDE PRICE ** £175,000 - £185,000****

AN EXTENSIVE SEMI DETACHED TRUE BUNGALOW has been lovingly updated, fully refurbished and reconfigured to create a tastefully styled bungalow with beautifully presented accommodation. The bungalow offers TWO SIZEABLE BEDROOMS with the main bedroom having a range of FITTED WARDROBES, providing ample storage facilities, complete with a contemporary SHOWER ROOM with tiling to splashbacks and floor, providing easy maintenance. There is a comfortable LOUNGE with feature French doors enjoying views over the rear garden and a fabulous OPEN PLAN DINING KITCHEN with a range of fitted units with integrated appliances and PATIO doors opening out to the rear GARDEN, creating a lovely space for entertaining family & friends.

Outside there is an easy to maintain REAR GARDENS with a block paved PATIO and decorative planting to borders. To the front of the property is a PRIVATE, block paved DRIVEWAY, providing ample OFF ROAD PARKING and access to the GARAGE.

Set on Inmans Road in the popular market town of Hedon and within easy reach of all local amenities.

We anticipate a high demand for this superb bungalow.

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

Accommodation Comprising
Entrance & Hallway



A modern composite door opens to welcome you in to view the tastefully styled accommodation on offer. Radiator and laminate flooring. Doors open to ...

Lounge 11'1" x 17'3" (3.39 x 5.28)



A comfortable lounge, perfect to relax and unwind. Feature French doors , opening and enjoying views over the rear garden. Radiator and laminate flooring.

Lounge Feature



Dining Kitchen 19'7" x 9'11" (max) (5.97 x 3.03 (max))



A fabulous open plan dining kitchen with patio doors opening to the rear garden, creating a lovely room for entertaining family & friends. "Wren" kitchen with a range of fitted units to base and wall with complimentary work surface and splashbacks. Integrated appliances include: fridge/ freezer and washing machine. Built in "Neff" double oven & microwave. Ceramic sink with mixer tap and drainer. Laminate flooring and an opening to the dining area.

Kitchen to Dining Area



Kitchen Only



Bedroom One 11'1" x 12'11" (3.39 x 3.96)



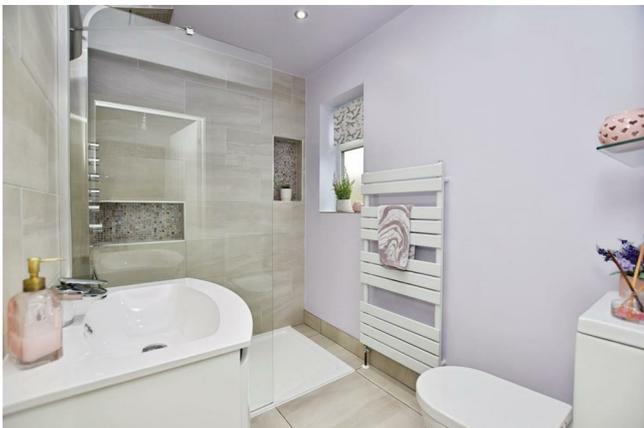
A light and airy double bedroom with a range of fitted wardrobes . Double glazed window to front elevation, radiator and laminate flooring. Door to bedroom two

Bedroom Two 7'2" x 9'0" (2.20 x 2.76)



A door leads from bedroom one for convenience but the original door from the hallway could be easily reinstated. Light and airy with double glazed window to front aspect, radiator and laminate flooring.

Shower/Bathroom 7'6" x 5'4" (2.30 x 1.65)



A modern shower room with walk in shower cubicle, splashback tiling, low level W.C. and vanity unit housing the wash basin with useful

storage below . Towel heater and double glazed window.

Outside

Driveway & Garage

A wrought iron gate opens onto the block paved driveway provides ample off road parking and access to the garage.

Gardens



A delightful rear garden, easily maintained with artificial grass and block paving to patio and walkways. There are decorative shrubbery and planting to borders and a timber summer house, a lovely place to sit and enjoy the outdoors.

Patio



Council Tax Band
East Riding Council Tax B

EPC
TBC

Summer House & Garden



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 - Low

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

Broadband - Basic 18 Mbps/ Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

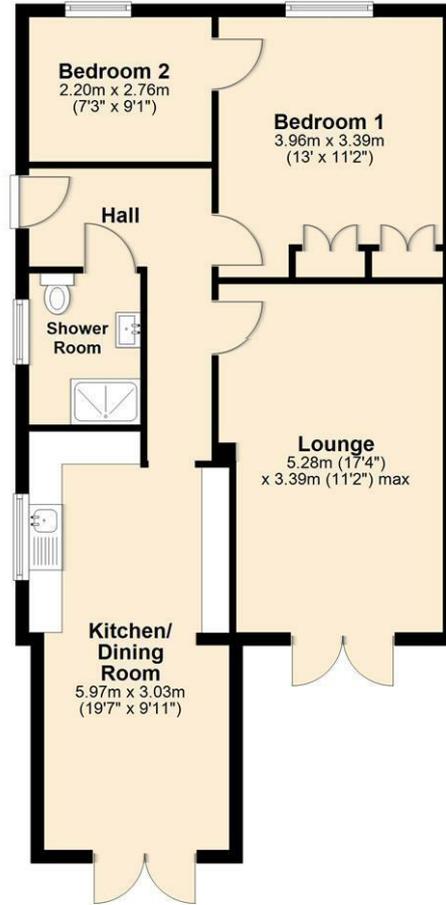
Whitakers Estate Agent Declaration.

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.

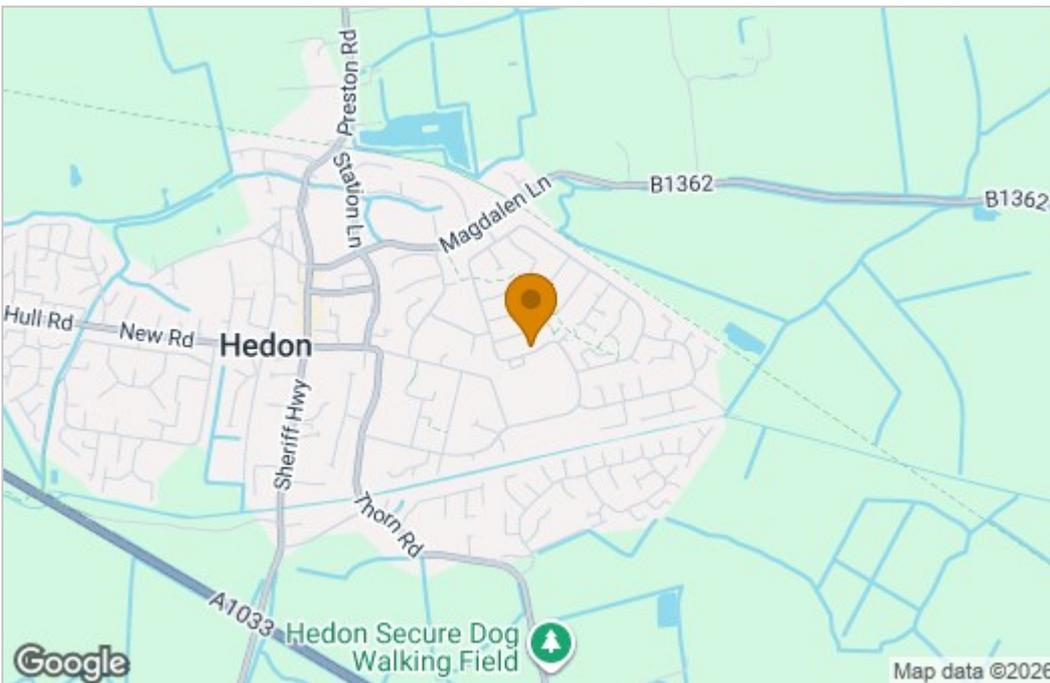
Floor Plan

Ground Floor

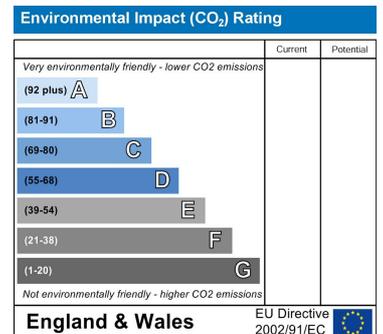
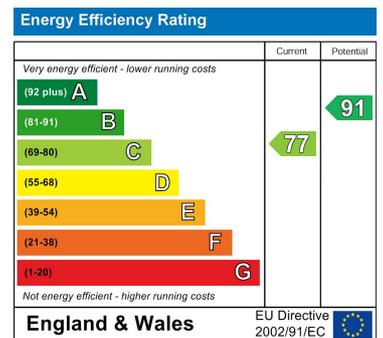


Total area: approx. 66.8 sq. metres (719.0 sq. feet)

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.