

Whitakers

Estate Agents



12 Chestnut Avenue, Hedon, HU12 8NH

£240,000

Set at the heart of the historic market town of Hedon within walking distance to all the amenities and highly regarded schooling that the town has to offer.

This Superb Semi Detached Property offers well proportioned accommodation over two floors. Lovingly updated and refurbished throughout. The side entrance door opens into the HALLWAY welcoming you in to view. A door opens to the comfortable LOUNGE with feature media wall and colour changing fireplace, a lovely room for the family to relax and unwind. There is a ground floor W.C. and a door opening to the contemporary KITCHEN with double doors opening into the DINING ROOM, just perfect for entertaining family & friends. To the first floor are THREE well proportioned BEDROOMS and a contemporary FAMILY BATHROOM with four piece suite including SHOWER CUBICLE.

A PRIVATE DRIVEWAY provides ample OFF ROAD PARKING for several vehicles with gated access to the GARAGE and rear GARDEN.

A lovely home for the first time / young family buyer.

Do not delay, call us to arrange your viewing today!!

Accommodation Comprising

Entrance & Hallway

A double glazed entrance door to the side elevation, opens to welcome you in to view this lovely family home. Stairs take you up to the first floor and a door opens to the ground floor W.C. Laminate flooring and radiator.

Lounge 16'6" x 14'4" (5.05 x 4.38)



A comfortable lounge with a large double glazed window to front elevation allowing ample light to flow through. Feature media wall with living flame effect, colour changing fireplace. Radiator and door into inner lobby.

Lounge Feature



Kitchen To Dining



Kitchen 16'10" x 8'2" (5.15 x 2.49)



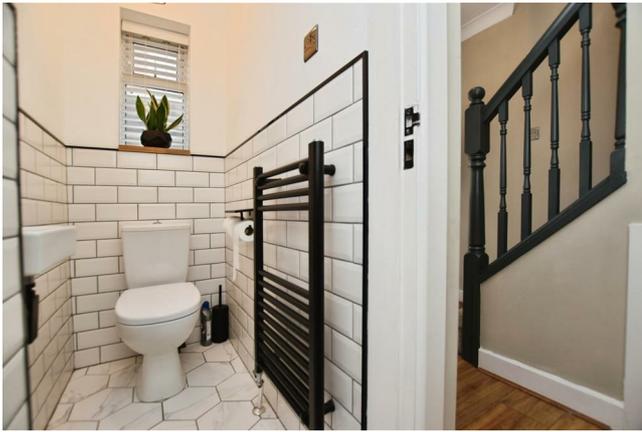
A modern kitchen with a range of fitted units to base and walls with complimentary work surface and splashbacks. Built in double oven and electric hob & microwave. Composite sink with mixer tap and drainer. Integrated fridge/freezer and washing machine. Double doors open into the dining room. Laminate flooring and radiator.

Dining Room 8'9" x 8'3" (2.69 x 2.53)



Adjoining the kitchen with double doors opening into the tastefully styled dining room with double glazed window to side elevation and patio doors opening out to the rear garden, creating a lovely space for entertaining family & friends. Radiator and laminate flooring.

Ground Floor W.C. 4'10" x 2'9" (1.49 x 0.86)



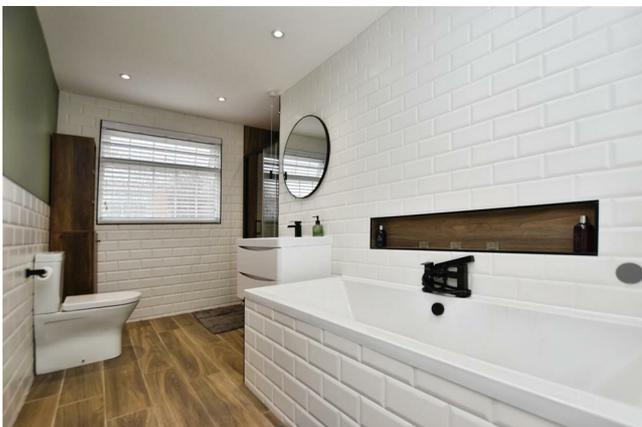
Brick pattern tiling to walls with low level W.C. and vanity wash basin. Modern black towel heater, double glazed window and tiled floor.

Bedroom One 16'6" x 9'3" (5.05 x 2.83)



A generously proportioned double bedroom with a range of fitted wardrobes. Radiator and two double glazed windows to side and front elevations.

Family Bathroom & Shower 11'10" x 5'8" (3.63 x 1.75)



A contemporary family bathroom with four piece suite to include: Shower cubicle, bathtub with mixer tap and shower attachment, vanity wash basin with useful storage drawers below and low

level W.C. Matt black fittings include taps and towel heater. Laminate flooring and double glazed window.

Bedroom Two 11'3" x 8'2" (3.44 x 2.49)



A double bedroom with double glazed window and radiator.

Shower /Bathroom



Bedroom Three 8'3" x 8'4" (2.54 x 2.55)



The third bedroom is beautifully designed as the nursery/ child's bedroom with feature wall. Double glazed window and radiator.

Outside

Garden



The rear garden is adorned with mature trees and shrubbery, creating a wonderful back drop to the garden. Mainly laid to lawn with a raised planters and patio area.

Private Driveway & Off Road Parking

A block paved driveway provides ample off road parking and leads down to the timber gated access onto the Garage.

Garage

Brick built garage with metal up and over door providing vehicle access.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band B

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 17 Mbps / Ultrafast 10000

Coastal Erosion - No

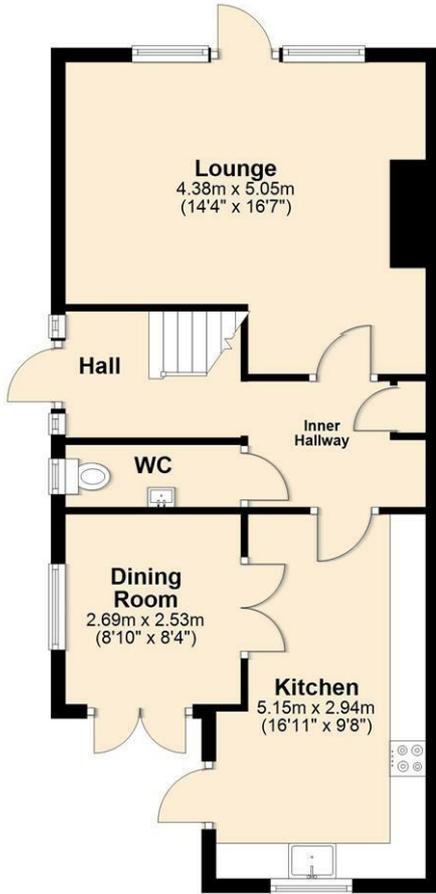
Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.

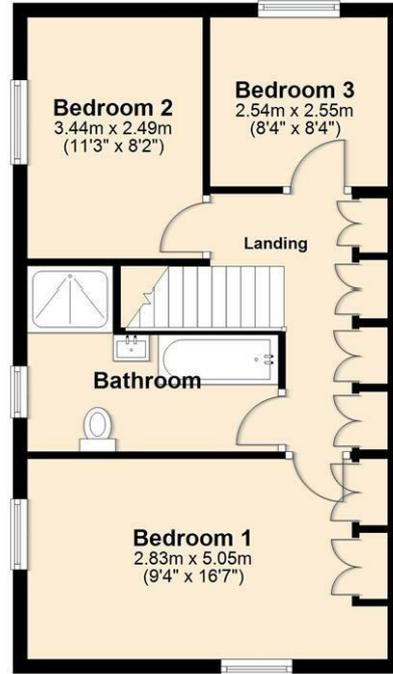
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Floor Plan

Ground Floor

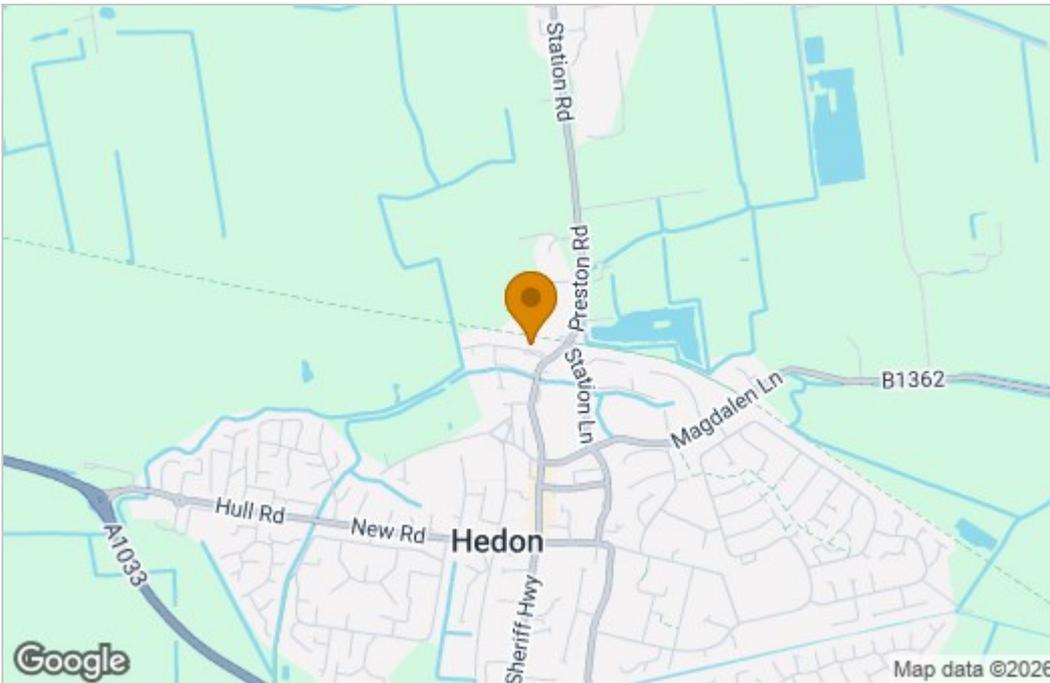


First Floor

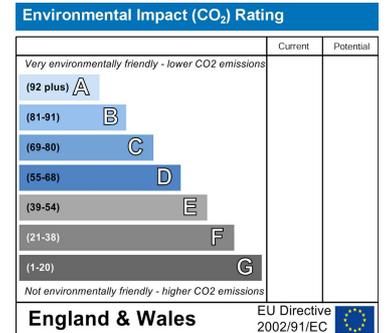
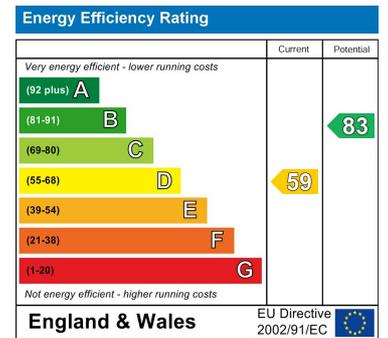


Total area: approx. 99.5 sq. metres (1071.1 sq. feet)

Area Map



Energy Efficiency Graph



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