Whitakers
Estate Agents









8 Andrew Lane, Hedon, HU12 8QT

Offers Around £215,000

Whitakers Estate Agents are pleased to introduce this attractive three-bedroom semi-detached home, occupying a pleasant position within a modern residential development in the popular market town of Hedon. Offering well-presented accommodation, a wraparound garden, off-street parking and a garage, the property presents an appealing opportunity for a variety of buyers.

Externally to the front aspect, the property enjoys a pleasant position on a curved section of the road, with a neatly maintained lawn wrapping around the front and side elevations, enclosed by attractive wrought iron railings. A block-paved driveway provides off-street parking, with a pathway leading to the entrance.

Inside, the entrance hallway leads to a convenient ground-floor cloakroom and comfortable lounge, which enjoys an open-plan connection to the kitchen/dining room. This well-appointed space features a range of integrated appliances, a breakfast bar with wine cooler and French doors overlooking the rear garden.
Upstairs, the first floor accommodates three bedrooms and a family bathroom fitted with a three-piece suite, including a Jacuzzi bath with shower facilities.

French doors from the kitchen/dining room open onto a generous paved patio with a contemporary covered seating area, ideal for outdoor dining and entertaining. Beyond lies a beautifully maintained lawn with established hedging, planted borders and a useful storage unit. A gate in the boundary fencing opens onto a separate driveway providing additional parking and access to a garage.

Internal viewing is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Front external
Externally to the front aspect, the property enjoys a pleasant position on a curved section of the road, with a neatly maintained lawn wrapping around the front and side elevations, enclosed by attractive wrought iron railings. A block-paved driveway provides off-road parking, while a pathway leads to the front entrance. The garden is complemented by established planting, with a timber fence and gate providing access to the rear.

Ground floor

Hallway
Composite double glazed door, central heating radiator, and carpeted flooring. Leading to :

Cloakroom
UPVC double glazed window, central heating radiator, and tile effect laminate flooring. Furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

Lounge 14'9" x 13'11" maximum (4.50 x 4.26 maximum)



UPVC double glazed window, central heating radiator, under stairs storage cupboard, and carpeted flooring. Open plan aspect to :

Kitchen / dining room 10'2" x 13'6" (3.10 x 4.12)





UPVC double glazed French doors and window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, breakfast bar with integrated wine cooler and storage, worktops with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : oven / grill, hob with extractor hood above, fridge-freezer, washing machine, and dishwasher.

First floor

Landing
With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 8'5" x 13'5" (2.57 x 4.10)





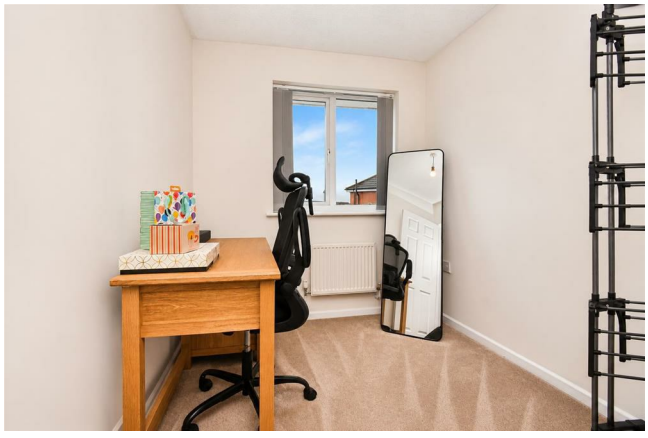
Two UPVC double glazed windows, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bedroom two 10'8" x 6'4" (3.27 x 1.95)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 7'8" x 6'9" (2.36 x 2.07)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Garage



Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tile effect laminate flooring. Furnished with a three-piece suite comprising ‘P’ shaped Jacuzzi bath with mixer tap and electric shower, vanity sink with mixer tap, and low flush W.C.

Rear external





French doors from the kitchen dining room open onto a generous paved patio, featuring a contemporary covered seating area ideal for outdoor dining and entertaining. Beyond is a beautifully maintained garden, predominantly laid to lawn with established hedging and timber fencing providing a good degree of privacy. A paved pathway extends through the garden, while further features include attractive planted borders and a useful garden storage unit. A gate set within the boundary fencing provides access to a driveway offering off-street parking and leading to a garage, adding further practicality to this appealing outdoor space.

Patio seating area



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

The property is held under Freehold tenureship

Council Tax band
Local Authority - East Riding Of Yorkshire
Local authority reference number - PRE089008000
Council Tax band - B

EPC rating
EPC rating - C

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Three / O2
Broadband - Basic 21 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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 Declaration
We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

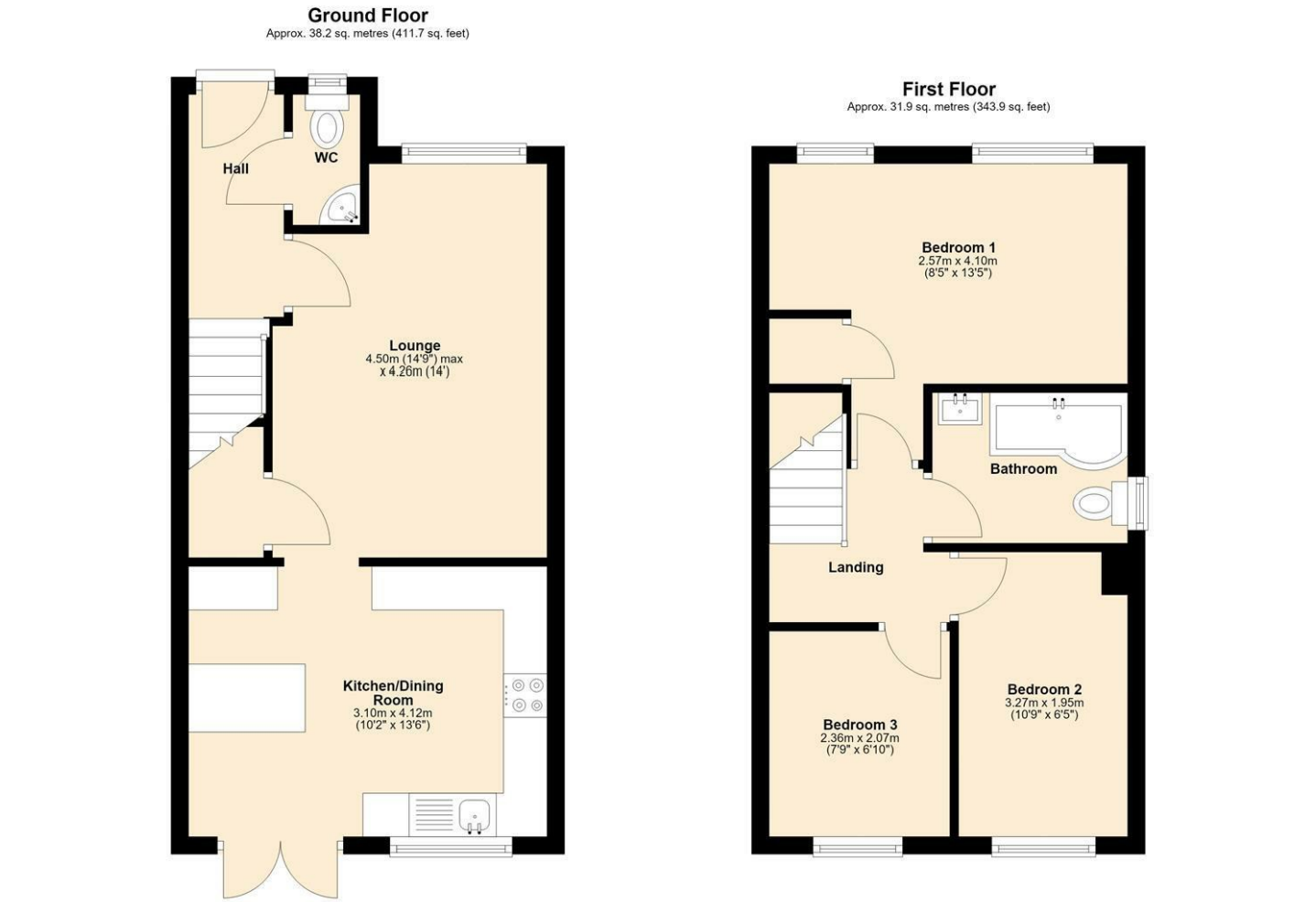
We can confirm that one of the vendors is an employee of Whitakers Estate Agents

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.

Making an offer
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 £50.00 - these fees are non refundable.

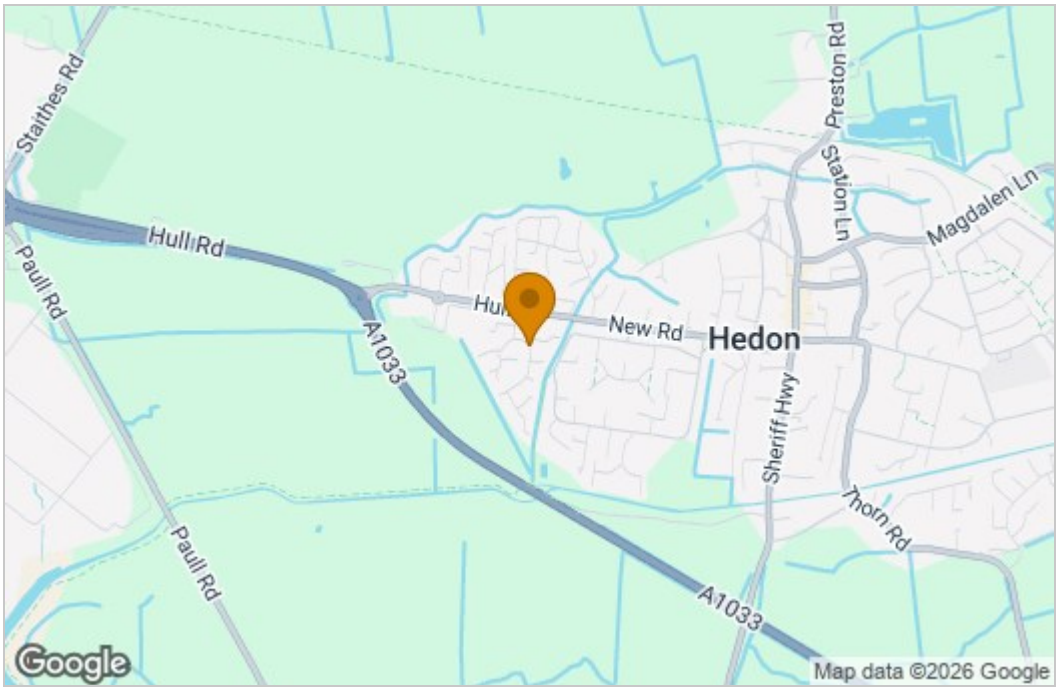
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

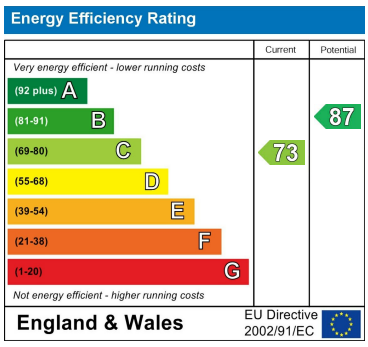


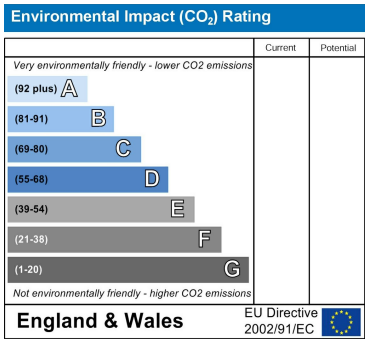
Total area: approx. 70.2 sq. metres (755.6 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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