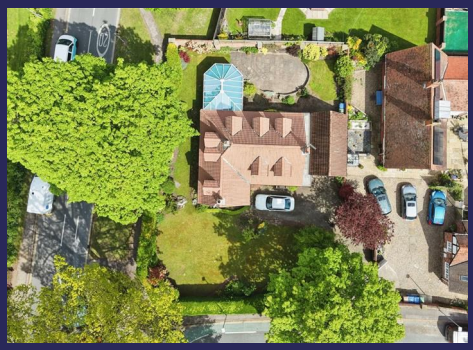
Whitakers
Estate Agents









42 Baxtergate, Hedon, HU12 8JN

£430,000

This Impressive Detached Residence oozes charm and character, nestled within lovingly tended gardens, adorned with beautiful mature trees and shrubbery,, welcome to the "Sycamores" Set at the heart of the historic market town of Hedon and within walking distance to all local amenities, shopping facilities and schooling the town has to offer.

A sweeping driveway provides ample OFF ROAD PARKING and takes you up to the front door entrance. Once inside, the spacious hallway invites you in to view this charming property with feature staircase taking you up to the first floor galleried landing. There are FOUR BEDROOMS with the master having a range of fitted wardrobes and EN SUITE. Two further bedrooms with recently fitted wardrobes, providing ample storage facilities. There is a cosy SITTING ROOM with feature LOG BURNING STOVE, lovely to cosy up to on those cold winter evenings. A light and airy LOUNGE with feature fireplace and windows overlooking the gardens, a lovely room to relax & unwind. There is a ground floor W.C. and UTILITY ROOM adjoining the traditional family KITCHEN with feature "Victorian Cast iron Range" and French doors opening to the CONSERVATORY with patio doors to the gardens, creating a wonderful space for entertaining family & friends.

The Historic Market Town of Hedon is located just off the A1033, approximately seven miles to the east of the centre of Hull. A weekly market is held in St Augustines Gate where a variety of local shops can be found. Considered as the Gateway to Holderness, Hedon also serves many of the nearby villages. The well regarded South Holderness Secondary School is located on the north side of the town, there are two local primary schools and a regular bus service to Hull is available.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Entrance & Hallway



A double glazed front entrance door opens into the hallway, welcoming you in to view this beautiful home. Feature solid wood staircase with balustrade & spindle takes you up to the first floor galleried landing. Doors open the ground floor accommodation.

Lounge 19'8" x 16'3" (6.0 x 4.97)



A light and airy lounge with four double glazed widows to front and side elevations, enjoying views over the gardens. Feature fireplace with gas "living flame" fire and two radiators.

Lounge Feature



Sitting Room 16'3" x 11'8" (4.97 x 3.57)



A charming sitting room with feature Oak beams to the ceiling, attractive fireplace with Oak mantel, stone hearth and log burning stove, lovely to cosy up to on those cold winter evenings. Double glazed window to front elevation and radiator.

Wrap Around Garden



Sitting Room Feature



Kitchen 13'9" x 11'8" (4.2 x 3.57)



A traditional family kitchen with feature " Victorian cast iron range" and solid wood units to base & walls, complimentary work surface and tiled splashbacks. Slot in cooker, plumbed for dishwasher and ceramic sink with mixer tap and drainer. Tiled floor and French doors opening into the conservatory.

Gardens



Beautiful mature trees adorn the lovingly tended gardens that wrap around the property. Mainly laid to lawn with an array of attractive shrubbery and colourful plantings. There is a paved patio area, ideal for dining "al fresco" A wonderful outdoor space for the family to enjoy.

Conservatory 17'0" x 12'0" (5.2 x 3.66)



AA useful addition to the property is the conservatory with double glazed windows enjoying views over the gardens.

Gardens & Conservatory



Inner Lobby
Inner lobby with double glazed door providing access to the garden. Doors to the kitchen, utility and ground floor W.C.

Ground Floor W.C. 5'7" x 2'10" (1.71 x 0.87)
With low level W.C and vanity wash basin.

Utility Room 11'5" x 7'2" (3.5 x 2.2)
A range of fitted units with work surfaces over and tiling to splashbacks, Belfast sink inset, plumbing for automatic washing machine, coving to ceiling and window to the rear aspect.

Galleried Landing 12'9" x 11'9" (3.9 x 3.6)
The staircase opens up to the galleried landing with doors to the first floor accommodation.

Bedroom One 12'5" x 10'9" (3.8 x 3.29)



A double bedroom with feature beams to ceiling and a range of fitted wardrobes. Double glazed window and radiator. Door to En Suite

En Suite Bed 1 4'5" x 6'10" (1.37 x 2.1)
Walk in shower cubicle and vanity unit housing the wash basin with useful storage cupboard below and toilet with concealed cistern. Double glazed window, chrome towel heater and laminate flooring.

Bedroom Two 10'9" x 9'2" (3.3 x 2.8)



Duel aspect with windows to front and side elevations.

Bedroom Three 11'9" x 7'1" (3.59 x 2.18)



A light and airy bedroom with recently fitted wardrobes, providing ample storage space. Double glazed window and radiator.

Bedroom Four 11'10" x 7'1" (3.61 x 2.17)



A light and airy bedroom with recently fitted wardrobes, providing ample storage space. Double glazed window and radiator.

Family Bathroom 9'2" x 6'0" (2.8 x 1.84)



Fully tiled family bathroom with three piece suite to include: panelled bath with overhead shower and glazed screen. Low level W.C. and pedestal wash basin. Double glazed window and towel heater.

Outside



Garage & Driveway



A sweeping driveway provides ample off road parking and access to the garage.

Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band F

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 - Hedon
Flood Risk - Very Low
Mobile Coverage / Signal - O2 very good, Three, Vodafone and EE okay
Broadband - Basic 21 Mbps Ultrafast 1000Mbps
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.

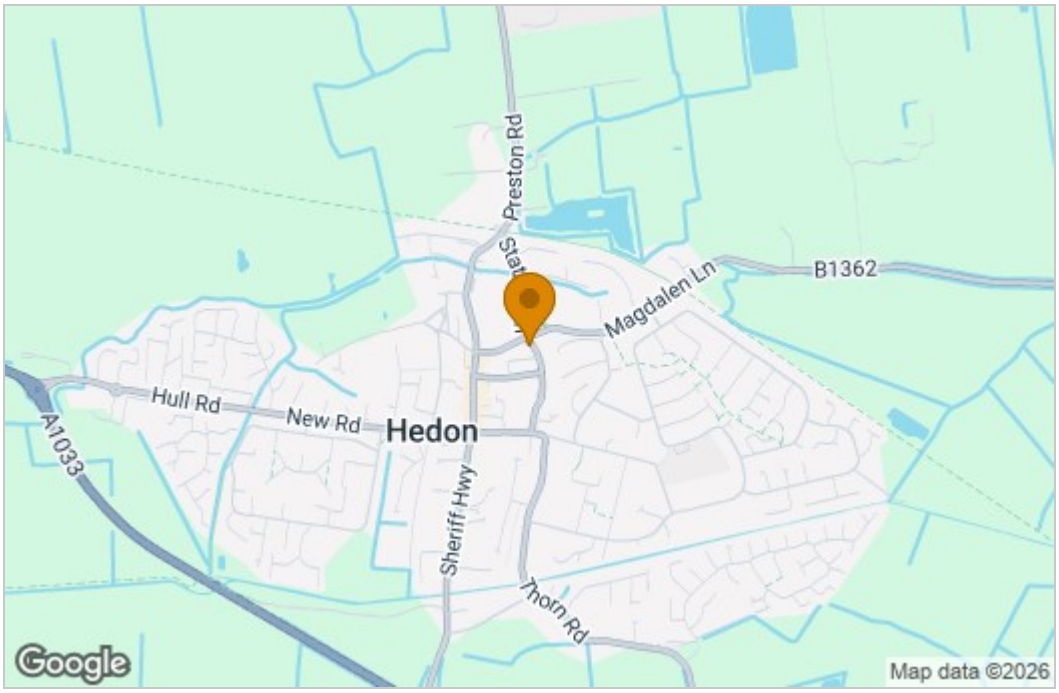
Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The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

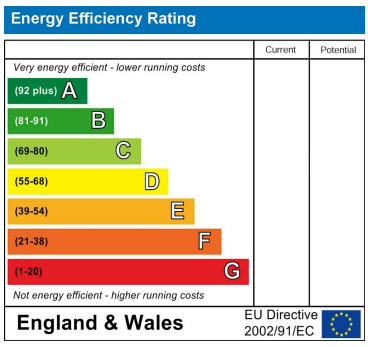
Floor Plan

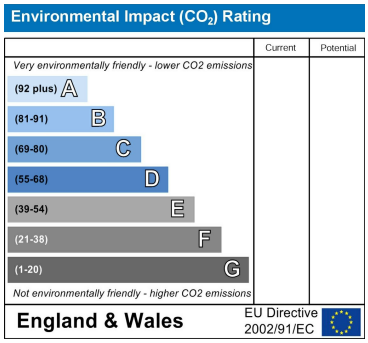


Area Map



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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