

Whitakers

Estate Agents



38 Westlands Road, Hedon, HU12 8BX

£225,000

SITUATED IN A POPULAR AREA OF HEDON, CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS THE AREA HAS TO OFFER! THIS GORGEOUS TWO BEDROOMED BUNGALOW IS PRESENTED IN MOVE IN CONDITION, OFFERING A LARGE WRAP AROUND GARDEN WITH MULTIPLE OUT SHEDS, GREAT FOR ENTERTAINING AND EXTERNAL STORAGE.

INTERNALLY, THE PROPERTY BOASTS TWO DOUBLE BEDROOMS, A WELL PROPORTION LOUNGE, WITH VIEWS OVER THE GARDENS, AND A MODERN KITCHEN, WITH SPACE FOR A DINING TABLE! IMMACULATELY PRESENTED THROUGHOUT, GREAT FOR THE NEXT BUYERS TO MOVE STRAIGHT INTO!

EXTERNALLY, THE PROPERTY OFFERS OFF STREET PARKING FOR MULTIPLE VEHICLES, BEAUTIFUL GARDENS, A SUMMER HOUSE, AND EXTERNAL STORES. THIS IS A PERFECT OPPORTUNITY FOR A WIDE RANGE OF BUYERS, SUCH AS A GROWING FAMILY UNIT OR DOWNSIZERS!

EARLY VIEWING IS ENCOURAGED TO APPRECIATE!

Entrance Hall



Stable/Barn style door with electric coded locking system. Leads to brick store, interior front door leading to the kitchen, with lino flooring and a UPVC window to the rear.

Fitted Kitchen



Modern style fitted kitchen with a double glazed front door, and a UPVC window to the front and side aspect. Tile flooring throughout with a variety of floor and wall units, and an electric hob. Well presented and presented in move in condition.

Dining Kitchen



Lounge



Hard wood flooring with patio doors leading to the garden, overlooking the beautiful wrap around gardens of the property. Gas fire and radiator with UPVC window to the front aspect. Well presented throughout.

Bedroom 1



Hard wood flooring, with a UPVC window to the side aspect, radiator. Well proportioned double bedroom.

Bedroom 2



Well proportioned double bedroom, with hard wood flooring throughout and a wooden door. UPVC window to the side aspect.

Bathroom



Fully tiled floor and walls, Comprising of a three piece bathroom suite; Bath with waterfall shower, low level WC and a vanity sink unit. Also has a heated towel rail.

Stores/Sheds



Multiple stores/sheds throughout the rear gardens, one in which is converted into a summer house, with potential to convert others into multiuse units. Great for extra storage, sun rooms, or the persons who work from home.

Summer House



Beautiful summer house, providing an extra living space in the gardens. Great for the warmer months.

Gardens



Beautiful wrap around garden, in generous proportion. Providing off street parking for multiple vehicles to the front of the property, and to the rear, a low maintenance garden with lots of space for a growing family unit and a variety of purchasers.

Off Road Parking



Off road parking, with a wooden car port to the front of the property, with parking space for multiple vehicles.

Council Tax

East Riding council tax band B

EPC

EPC Rating D

Tenure

Freehold

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 sales 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 tile roof

Conservation Area - no

Flood Risk - Very low

Mobile Coverage/Signal - EE/Vodafone/O2/Three

Broadband - Basic 20 Mbps Ultrafast 10000 Mbps

Coastal Erosion - no

Coalfield or Mining Area - no

Planning - 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



Floor Plan

Floor area 72.0 sq.m. (775 sq.ft.)

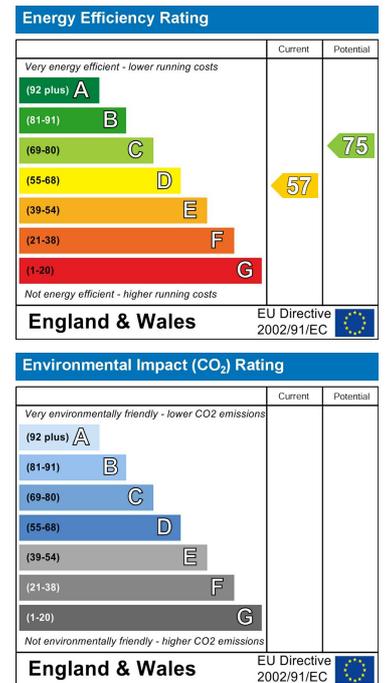
Total floor area: 72.0 sq.m. (775 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.