

Whitakers

Estate Agents



23 Princes Avenue, Hedon, HU12 8DQ

£160,000

"IDEAL FOR THE FIRST TIME BUYER/DOWNSIZER/ INVESTMENT BUYER"

This EXTENDED SEMI DETACHED HOME has been loved by the current owners for many years, the property has an endearing appeal and presents a wonderful opportunity for new owners to love and make it their own.

The front entrance door opens into the hallway, inviting you to view the well proportioned accommodation on offer to include: a cosy LOUNGE, a comfortable SITTING ROOM and an open plan DINING KITCHEN with a door opening into the inner lobby providing access to the GROUND FLOOR BATHROOM, a further door opens out to the side elevation, taking you round to the rear GARDEN & PATIO area, creating a lovely space for entertaining family & friends.

There are THREE BEDROOMS to the first floor with the main bedroom having a range of fitted wardrobes. The sizeable rear GARDEN has a timber pergola with cascading foliage creating a shade to the patio area, mainly lawn, adorned with mature trees and shrubbery.

Call us today to arrange your viewing !

Accommodation Comprising

Entrance & Hallway

Front entrance door opens to welcome you in to view the accommodation on offer. Radiator and door to lounge.

Lounge 12'4" x 11'5" (max) (3.77 x 3.48 (max))



A cosy room with feature walk in bay windows to front elevation and radiator.

Sitting Room 16'2" x 9'11" (4.94 x 3.04)



A comfortable sitting room with feature fireplace and window to side elevation, allowing ample light to flow through this room. Radiator and door to dining kitchen.

Dining Kitchen 18'6" x 15'10" (max) (5.64 x 4.85 (max))



The extension to the rear creates a fabulous open plan dining kitchen, ideal for entertaining family & friends. A range of fitted units to base and walls with contrasting work surface and tiled splashbacks. Stainless steel sink with mixer tap and drainer. Built in oven with electric hob and extractor hood above. Two double glazed windows one to the side elevation and one to the rear. Laminate flooring and radiator. Door to

Inner Lobby 3'8" x 2'11" (1.12 x 0.90)

Inner lobby with useful storage cupboard and door to the bathroom.

Ground Floor Bathroom 8'2" x 5'2" (2.49 x 1.60)



Fully tiled bathroom with panelled bath, over head shower and screen. Pedestal wash basin with useful storage cupboard below and low level W.C. Double glazed window and radiator.

Bedroom One 14'1" x 9'11" (4.31 x 3.04)



A double bedroom with a range of fitted wardrobes. Two double glazed windows to front elevation and radiator.

Bedroom Two 11'4" x 6'10" (3.47 x 2.10)



A single bedroom with double glazed window to rear elevation, radiator and useful storage cupboard.

Bedroom Three 7'10" x 7'6" (2.39 x 2.30)



A single bedroom with double glazed window and radiator.

Outside Gardens



Gardens to front and rear, adorned with mature trees and shrubbery, the rear garden has a patio area with timber pergola with cascading foliage, providing a shaded area, ideal for outdoor entertaining, a wonderful outdoor space for the family to explore.

Garage

There is access from the ten foot to the brick built garage to the rear of the property with metal up and over door.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band B

EPC Rating

EPC TBC

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.

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, rendered

Conservation Area - No

Flood Risk - Very Low

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

Broadband - 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.

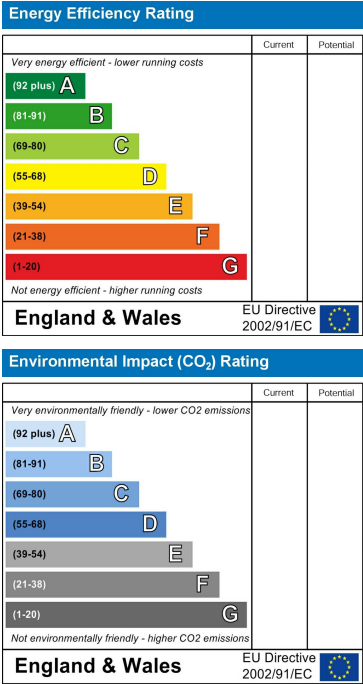
Floor Plan



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.