

Whitakers

Estate Agents



16 The Boulevard, Hedon, HU12 8JT

£159,950

Set at the heart of the Historical Market Town of Hedon is this CHARMING TRADITIONAL TERRACED PROPERTY, offering generously proportioned accommodation with all the charm and character of a bygone era. Having been loved by the same family for over 50 years, this wonderful home is ready for new owners to relive and make memories of their own.

The front entrance door opens to welcome you in to view with stairs taking you up to the split level landing where you find THREE sizable bedrooms, providing ample space for the family to relax.

The ground floor has a comfortable LOUNGE with feature fireplace and walk in bay window, enjoying views over the green to the front of the property, open to the DINING AREA and adjoining KITCHEN, creating a lovely space for entertaining family & friends. There is an inner lobby with a door to the modern SHOWER/BATHROOM and a door opening to the paved side return, a lovely sunny spot to enjoy a morning coffee. The GARDEN is mainly laid to lawn with outbuildings, family & pet friendly with timber fencing to boundaries. A paved walkway takes you down the GARAGE with gated access to the rear ten foot, providing OFF ROAD PARKING space.

Located at the heart of Hedon offering easy access to all the shops, pubs, restaurants, and highly regarded schools, as well as scenic RURAL WALKS and the Fishing Pond nearby.

Transport services in to Hull and direct train access to London, your travel options are easily covered.

This wonderful home comes to market with NO ONWARD CHAIN, just waiting for new owners to love.

VIEWING IS HIGHLY RECOMMENDED!

Accommodation Comprising

Entrance Hall

A double glazed front entrance door opens to welcome you in to view this loved terraced home. Stairs take you up to the first floor and a door opens to the lounge.

Lounge 10'10" x 10'10" (3.31 x 3.31)

A comfortable lounge with feature fireplace and double glazed walk in bay window to front elevation. Radiator and an opening to the dining area.

Lounge Feature



Dining Room 14'1" x 13'3" (4.31 x 4.04)

Open from the lounge and adjoining the kitchen, creating a perfect space for family meals and gatherings. There is a double glazed window enjoying views of the garden and mature trees creating a perfect back drop for entertaining family & friends. Useful under stairs storage cupboard and radiator.

Through Lounge/Diner



Ground Floor Shower/Bathroom 13'9" x 9'1" (4.21 x 2.79)



A modern shower room with large walk in shower and vanity unit housing the wash basin with useful storage cupboards and drawers below. Low level toilet and tall radiator. Tiling to walls and double glazed obscure window.

Garden



The rear garden is mainly laid to lawn with a paved walkway taking you down to the garage and rear ten foot. Timber fencing to boundaries, a wonderful outdoor space for the family to enjoy.

Inner Lobby

Inner lobby with a door providing access to the rear garden and a door into the shower room.

Side Return



Kitchen 13'9" x 8'10" (4.21 x 2.70)



The kitchen has a range of fitted units to base and walls with complimentary work surface and tiled splashbacks. Built in oven and gas hob with extractor unit above. Stainless steel sink with drainer and plumbing for automatic washing machine, space for fridge freezer. Two double glazed windows and radiator. Door to inner lobby.

Front View



To the front of the property is a paved area with decorative wrought iron fencing to boundary. There is a lawned area, adorned with mature trees and shrubbery to the front of the property.

Bedroom One 14'3" x 10'9" (4.36 x 3.29)



A double bedroom with useful storage cupboard. Double glazed window to front elevation and radiator.

Bedroom Two 11'4" x 7'10" (3.47 x 2.40)



A double bedroom with double glazed window and radiator.

Bedroom Three 9'3" x 8'11" (2.84 x 2.72)



A double bedroom with double glazed window and radiator.

Rear Ten foot Access



Rear ten foot provides access to the parking space and garage.

Front Bay



Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band A

EPC Rating

TBC

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 - EE, Three, O2 and Vodafone all okay

Broadband - Basic 18Mbps/ Ultrafast 10000

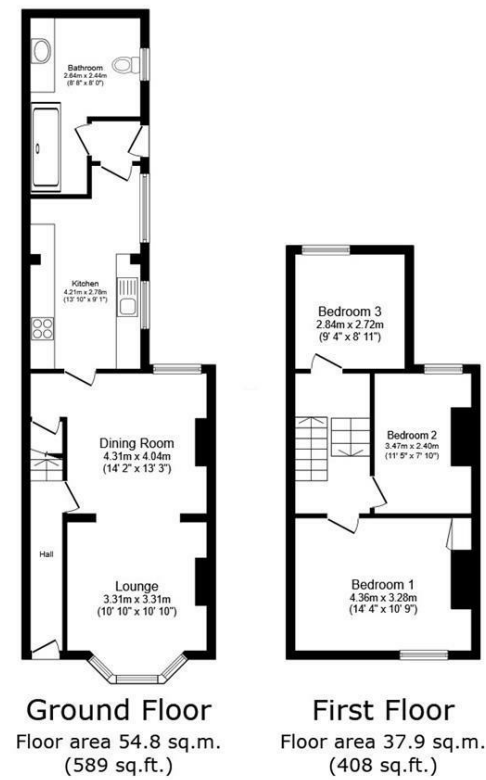
Coastal Erosion - No

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



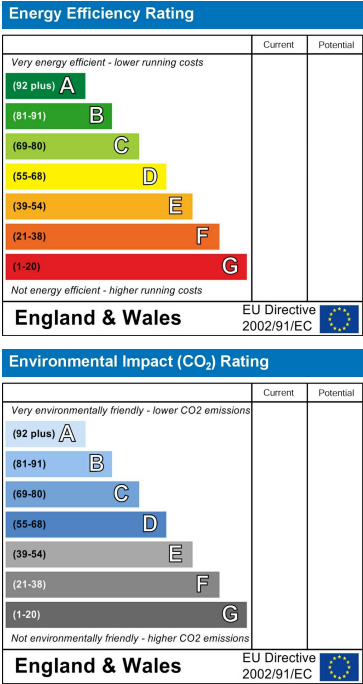
Total floor area: 92.6 sq.m. (997 sq.ft.)

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



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