

# Whitakers

Estate Agents



**50 George Street, Hull, HU12 8JH**

**Offers Over £150,000**

SITUATED IN THE VERY HEART OF THE HISTORIC MARKET TOWN HEDON, JUST A STROLL AWAY FROM ITS MANY AMENITIES, THIS CHARMING MID TERRACE COTTAGE IS VERY DECEPTIVE IN SIZE FROM ITS KERBSIDE APPEARANCE. THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE TO THE FRONT ASPECT, SECOND LOUNGE AREA TO THE REAR ASPECT, OPENING TO A FITTED KITCHEN AND DINING AREA AND THERE IS A SHOWER ROOM TO THE GROUND FLOOR. TO THE FIRST FLOOR ARE TWO BEDROOMS OF GOOD PROPORTION AND THE EXPECTED GAS CENTRAL HEATING SYSTEM TO RADISTORS AND DOUBLE GLAZING ARE INSTALLED. ENJOYING SOUTH FACING GARDENS TO THE REAR, AGAIN OF SURPRISING SIZE AND HAVING OFF STREET PARKING AMENITIES VIA A REAR ACCESS, THE PROPERTY IS VERY WELL PRESENTED THROUGHOUT AND WILL APPEAL TO THE FIRST TIME BUYER, THE YOUNG FAMILY UNIT AND THE PURCHASER LOOKING TO DOWN SIZE.

AN EXCELLENT OPPORTUNITY, INTERNAL INSPECTION WILL NOT DISAPPOINT



### Entrance Hall

Staircase off, laminate flooring and a radiator.

Front Lounge 11'3" x 9'10" (3.45 x 3)



Window to the front aspect, laminate flooring, a radiator, a feature fireplace, picture rail, ornate cornice to the ceiling surround and a ceiling rose.

Sitting room 10'7" x 12'11" (3.25 x 3.96)



Luxury vinyl floor covering, a radiator, useful under stairs storage cupboard and opens into

Fitted Kitchen 18'10" x 12'4" max (5.75 x 3.76 max)



Floor covering continues. A lovely range of fitted floor and wall units with contrasting preparation surfaces incorporating an inset "Resin" sink unit with mixer tap. Partially tiled walls, plumbing for an automatic washing machine, an over head extractor canopy, spotlights to the ceiling and opens into:

### Dining Area



Floor covering continues. Patio doors to the rear aspect giving access to the garden and there is a radiator.

### Shower Room



An electric shower unit within a wall to wall independent enclosure, wash hand basin and a low level wc. Tiled walls and an extractor unit.

Bedroom One 11'3" x 12'11" (3.45 x 3.95)



Window to the front aspect, a radiator and a built in storage cupboard

Bedroom Two 10'7" x 12'11" (3.25 x 3.95)



Window to the rear aspect, a radiator and built in storage cupboard.

## Gardens



To the front of the property is a paved garden with a dwarf wall and decorative iron work to the perimeter. To the rear is a south facing garden of surprising proportion which is laid mainly to lawn with a paved patio seating area. There is also a garden storage shed.

## Off street Parking



There is off street parking amenities to the rear of the property accessed by a "tenfoot"

## Council Tax

East Riding of Yorkshire Council - band

## Tenure

This property is 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 tiled roof

Conservation Area - Yes

Flood Risk - Very low

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

Broadband - Basic 18Npbs Ultrafast 1000 Mbps

Coastal Erosion -No

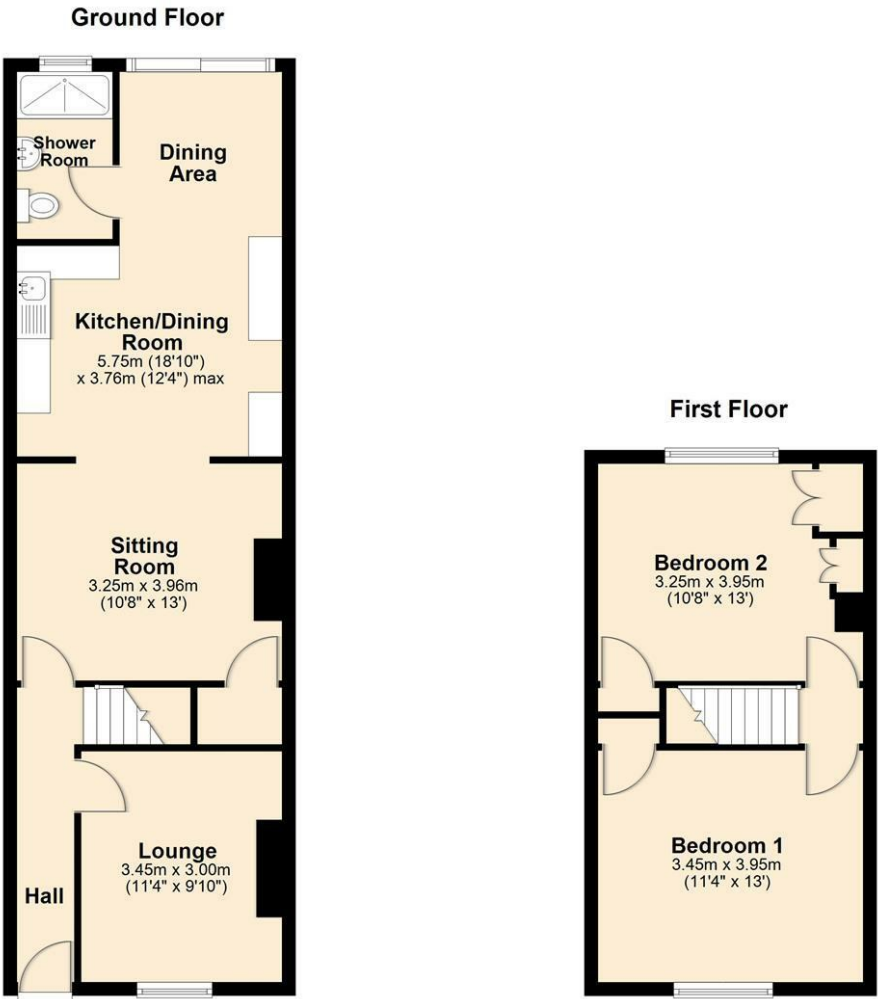
Coalfield or Mining Area -No

Planning -No

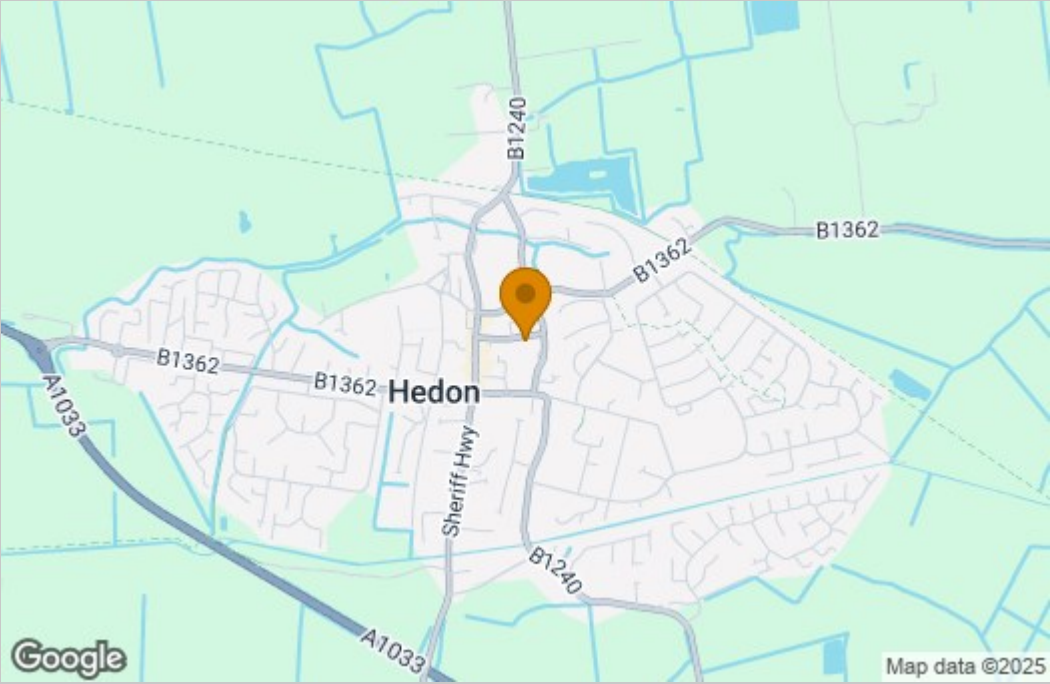
## Whitakers Estate Agent Declaration:

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.

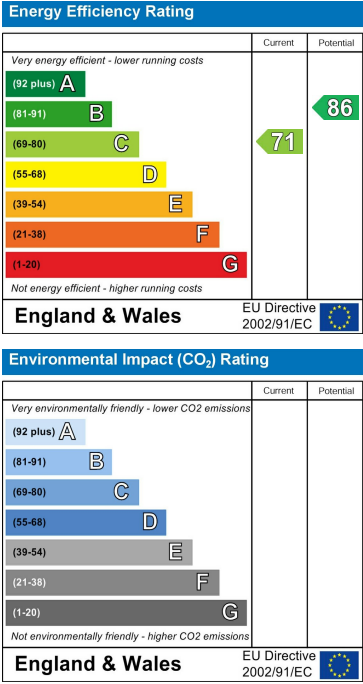
Floor Plan



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.