

# Whitakers

Estate Agents



## 4 George Street, Hull, HU12 8JH

**Guide price £240,000**

\*\*\*\*\*£10,000 CONTRIBUTION TOWARDS DEPOSIT!\*\*\*\*\*

Whitakers are delighted to bring this outstanding 4 bedroom period property to the market!

Ideally situated in the heart of the ever popular market town of Hedon, within walking distance of local shops and amenities as well as being close to highly regarded local schools, the property also enjoys excellent transport links into the City of Hull and out to East Coast villages.

This period property radiates character and charm and has many features including open fireplaces, exposed brick walls, stained glass and sash windows and given its central location and the standard of the accommodation and facilities on offer, early viewing is strongly recommended.

Arranged over three floors, the property briefly comprises, entrance hall, lounge, sitting room, breakfast kitchen, separate utility room and downstairs cloakroom to the ground floor, whilst to the first floor there are three double bedrooms and family bathroom. Stairs from the first floor landing lead to a further double bedroom to the second floor which also benefits from an en-suite shower room.

Also benefitting from a charming enclosed rear garden and garage with off road parking together with gas central heating and majority double glazing, internal viewing is strongly recommended to fully appreciate the standard and scale of accommodation available

## The Accommodation Comprises

### Entrance Hallway

The front entrance door leads into a spacious entrance hallway with tiled flooring, central heating radiator, under stair cupboard and staircase to first floor.

### Downstairs Cloakroom

Accessed from the entrance hallway the well appointed cloakroom features a low flush wc, hand wash basin, heated towel rail and external window to side aspect.

### Utility Room

Also accessed from the entrance hallway with plumbing for automatic washing machine.

### Lounge 13'11 x 13'10 (4.24m x 4.22m)

The spacious lounge features hardwood flooring, feature fireplace, central heating radiator, coving, ceiling spot lights and double glazed sash window to front aspect.

### Sitting Room 14'1 x 14' (4.29m x 4.27m)

A lovely second sitting room featuring hardwood flooring, fireplace with log burner, central heating radiator, ornate coving and ceiling rose and a double glazed sash window to rear aspect.

### Kitchen/Breakfast Room 13'11 x 9'11 (4.24m x 3.02m)

Fitted with a range of wall and base units with complementary work surfaces and tiled splash backs. 4 ring gas hob with extractor over and electric fan oven below, stainless steel sink/drainage and plumbing for under counter dish washer. Breakfast bar seating, hardwood flooring, central heating radiator, ceiling spot lights, uPVC French doors and second uPVC door to rear garden.

### First Floor Landing

Hardwood staircase from entrance hallway leads to the first floor landing with exposed brick wall, stained glass window, hardwood flooring and storage cupboard.

### Bedroom One 13'11 x 13'11 (4.24m x 4.24m)

With hardwood flooring, exposed brick fire breast with cast iron fireplace, central heating radiator and double glazed sash window to rear aspect.

### Bedroom Two 14'4 x 12'3 (4.37m x 3.73m)

With hardwood flooring, exposed brick fire breast with cast iron fireplace, central heating radiator and double glazed sash window to front aspect.

### Bedroom Three 9' x 10'8 (2.74m x 3.25m)

With hardwood flooring, central heating radiator and double glazed sash window to front aspect.

### Bathroom

Spacious family bathroom with 4 piece suite comprising bath with mixer taps, single shower cubicle with mains shower, low flush wc and hand wash basin. Heated chrome ladder style towel rail, tiled floor, majority tiled walls and uPVC sash window to rear aspect.

### Second Floor Landing

Hardwood staircase from first floor landing to second floor.

### Bedroom Four

Spacious bedroom with exposed brick central pillar, hardwood floor, central heating radiator, ceiling spotlights, under eaves storage and two Velux windows to rear aspect. Internal door leads to.....

### En-suite

Comprising single shower cubicle with mains shower, concealed cistern wc and vanity sink unit. Tiled flooring, part tiled walls, central heating radiator and Velux window to rear aspect.

### Outside

To the rear of the property is a lovely enclosed garden with decked seating areas, raised slate beds and an array of mature plants, trees and shrubs whilst there are perimeter walls providing a good level of privacy and side gate access.

### Garage

The detached garage is located to the rear of the property with off road parking to the front, double wooden doors with internal door into garden.

### Tenure

The property is Freehold

### Council Tax

Council Tax band C

East Riding of Yorkshire Council

### EPC

EPC Awaited

### 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/Tile

Conservation Area - Hedon

Flood Risk - Very Low

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

Broadband - Basic 18 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

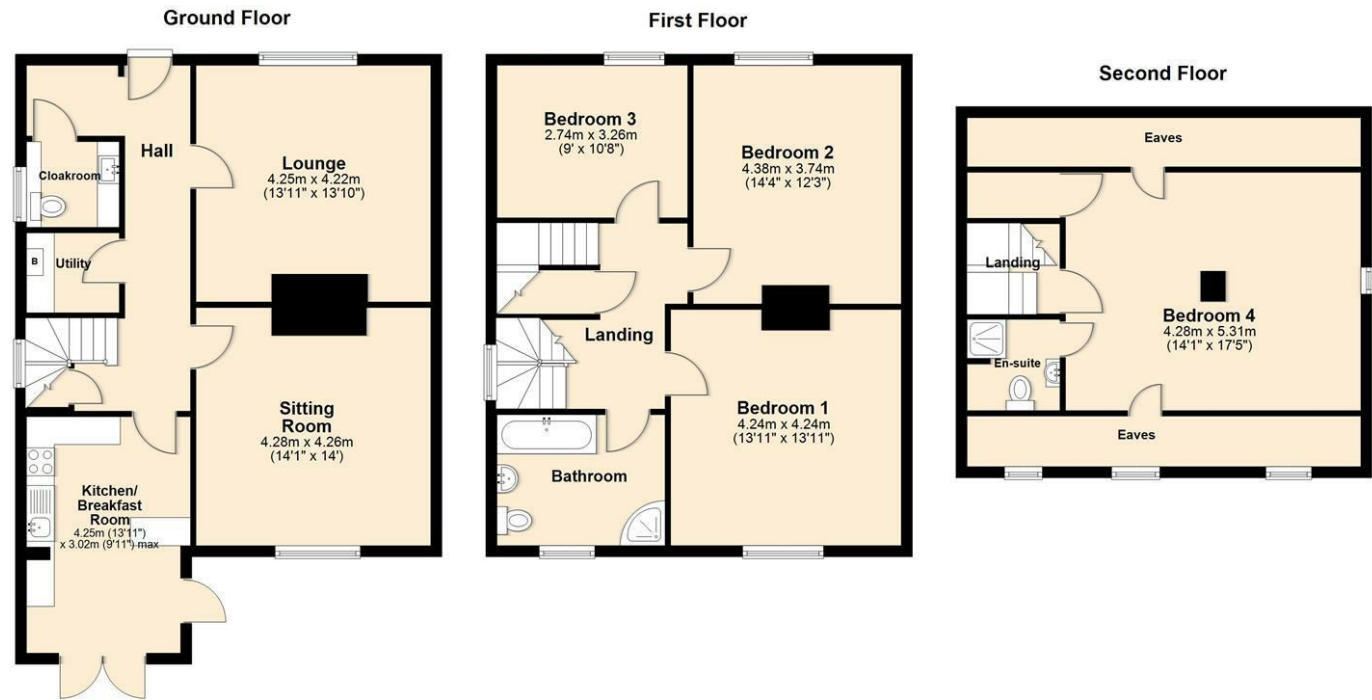
Planning - None specific to this property

#### Whitakers Estate Agent Declaration:

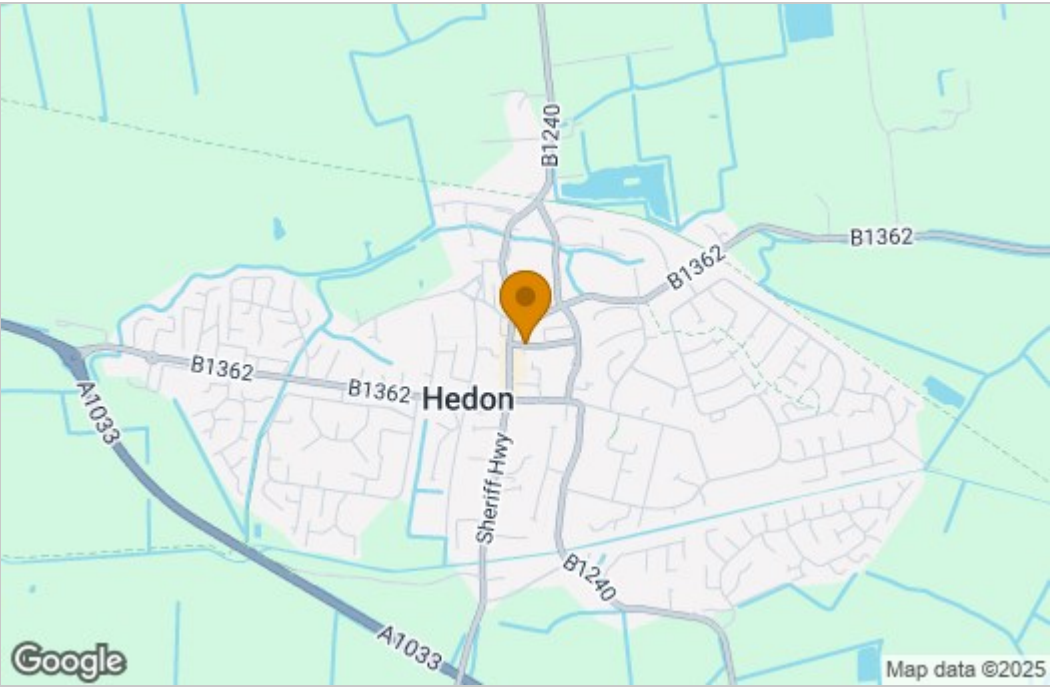
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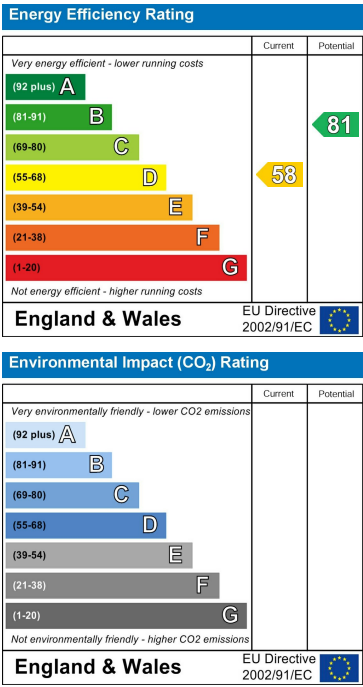
Floor Plan



Area Map



Energy Efficiency Graph



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