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Matthew
Limb
MOVING HOME



10 Alured Garth, Hedon, East Yorkshire, HU12 8LZ

 Semi-Detached Bungalow

 Two Bedrooms

 Spacious Lounge

 Council Tax Band = B

 Kitchen

 Bathroom

 Gardens, Drive & Garage

 Freehold / EPC = C

£139,950

INTRODUCTION

Situated within a popular residential development is this semi-detached bungalow which is offered for sale with no onward chain. The property has the benefit of central heating, double glazing and the accommodation briefly comprises an entrance hall, spacious lounge, kitchen, two bedrooms and a bathroom. There is a lawned garden to the front and a side drive provides good off street parking and leads onwards to the single detached garage. The rear garden is mainly laid to lawn.

LOCATION

Alured Garth is a cul-de-sac situated off Inmans Road in Hedon. The Historic Town of Hedon is located just off the A1033 and offers a range of local amenities including shops, bars and restaurants. A weekly market is held in St Augustines Gate and the well regarded South Holderness Secondary School is located on the north side of the town. There are two local primary schools and good transport links into Hull City Centre and the surrounding villages.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With access to all rooms off.

LOUNGE

14'8" x 11'3" approx (4.47m x 3.43m approx)

Window to front elevation. Electric fire.



KITCHEN

11'3" x 9'0" (maximum) approx (3.43m x 2.74m (maximum) approx)

With fitted base and wall units, laminate work surfaces, sink and drainer, cooker point, window and external access door to rear.



BEDROOM 1

10'3" x 8'10" approx (3.12m x 2.69m approx)

With built in wardrobes and window to rear.



BEDROOM 2

8'10" x 7'10" approx (2.69m x 2.39m approx)
With built in wardrobe and window to front.



BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Tiling to walls and window to side.



OUTSIDE

There is a lawned garden to the front and a side drive provides good off street parking and leads onwards to the single detached garage. The rear garden is mainly laid to lawn.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

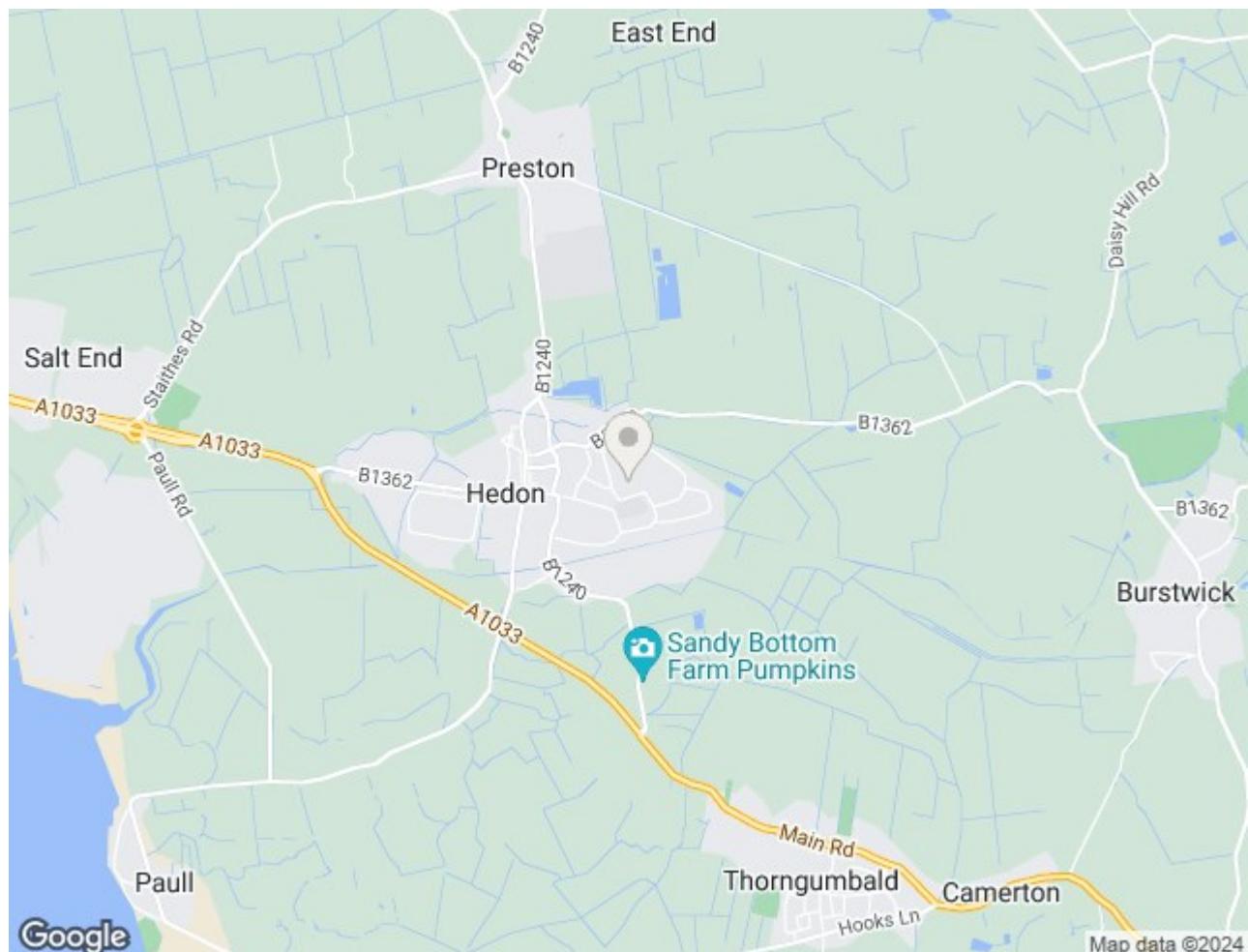
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Ground Floor

Approx. 51.5 sq. metres (554.1 sq. feet)



Total area: approx. 51.5 sq. metres (554.1 sq. feet)

