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Matthew
Limb
MOVING HOME



122 Inmans Road, Hedon, East Yorkshire, HU12 8NL

- 📍 End Of Terrace House
- 📍 Two Bedrooms
- 📍 Good Sized Lounge
- 📍 Fitted Kitchen
- 📍 Bathroom with Shower
- 📍 Gardens & Garage
- 📍 No onward Chain
- 📍 EPC=D

£110,000

INTRODUCTION

Ideal for first time buyers or investors is this end of terrace house which is offered for sale with no onward chain. The property has the benefit of gas central heating and double glazing and the accommodation briefly comprises an entrance porch, lounge with stairs to the first floor off, fitted kitchen, two bedrooms and a bathroom with shower facility. Gardens extend to the front and rear of the property and there is a garage to the rear.

LOCATION

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 PORCH

With door to the lounge.

LOUNGE

12'8" x 11'10" approx (3.86m x 3.61m approx)

Feature fire surround, stairs to the first floor off, window to front elevation.



KITCHEN

11'10" x 6'8" approx (3.61m x 2.03m approx)

With fitted base and wall units, sink and drainer, tiled splashbacks, cooker point, window and external access door to rear.



FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM 1

10'11" x 9'2" approx (3.33m x 2.79m approx)

With airing cupboard off housing the gas central heating boiler.

Window to front elevation.



BEDROOM 2

8'9" x 5'5" approx (2.67m x 1.65m approx)

Window to rear.



BATHROOM

With suite comprising a bath with shower over, pedestal wash hand basin, low flush W.C., window to rear elevation.



OUTSIDE

To the front of the property is a lawned garden area with conifers to the boundary. The rear garden is mainly lawned with a low fenced boundary. A garage can be accessed via the tenfoot to the side.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. 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.

VIEWING APPOINTMENT

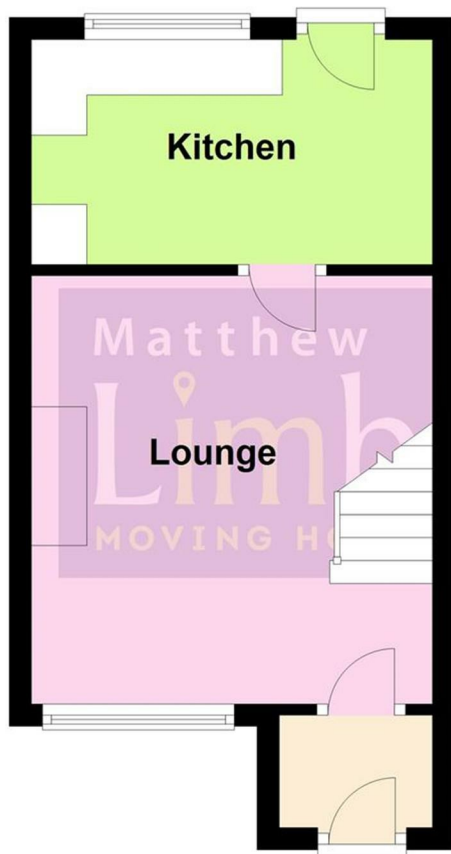
TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 23.2 sq. metres (249.7 sq. feet)




First Floor

Approx. 22.2 sq. metres (239.0 sq. feet)



Total area: approx. 45.4 sq. metres (488.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	