

Whitakers

Estate Agents



23 George Street, Hedon, HU12 8JH

£325,000

Set at the Heart of the Historic Market Town of Hedon is this Impressive "Georgian" Period Property dates back to circa 1850, retaining many original features with high ceilings, an elegant staircase sweeping up to the first floor with a beautiful stained glass window allowing ample light to flow through, a wonderful reflection of a bye gone era!

The original Front entrance door opens to welcome you in to view the generously proportioned and versatile accommodation on offer with doors inviting you to the BREAKFAST KITCHEN and FOUR RECEPTION ROOMS, one currently used as a GROUND FLOOR BEDROOM, providing ample space for the family to relax and unwind, whilst being ideal for hosting events and entertaining family & friends.

An elegant staircase with wooden spindle and hand rail swirls up to the first floor with Five good size BEDROOMS and a FAMILY BATHROOM providing ample sleeping arrangements for the family.

Outside there are beautiful walled gardens with mature trees, shrubbery and colourful planting surrounding the boundaries, creating a wonderful outdoor space for the family to explore.

Timber gates provide access to OFF ROAD PARKING area.

Accommodation Comprising

Entrance Porch

An original front entrance door opens to invite you in to view this wonderful property.

Hallway



The welcoming hallway features an elegant staircase with spindle balustrade and rail, swirling up to the first floor and a beautiful stained glass window. Timber flooring and coving to ceiling. Doors open to ..

Sitting Room 13'1" x 13'1" (4.01 x 4.00)



A comfortable sitting room, features include, high ceiling with coving, attractive fireplace and sash window to the front elevation.

Breakfast Kitchen 16'0" x 8'2" (4.88 x 2.50)



Fitted with a range of units to base and walls with complimentary work surface and tiled splashbacks. Circular sink with mixer tap and drainer, plumbing for automatic washing machine and space for fridge/freezer. Built in oven and gas hob. Windows to the rear and side elevations, enjoying views over the rear garden. A door provides access to the rear garden.

Dining Area 9'0" x 13'5" (2.75 x 4.09)



The dining area is open from the lounge with feature sash window overlooking the rear gardens, creating a lovely room for entertaining family & friends.

Lounge Open to Dining Area



Lounge 13'1" x 13'5" (4.01 x 4.09)



Open from the dining area, the lounge is a lovely relaxing room with feature fireplace and sash window to front elevation.

Ground Floor Lobby 10'2" x 2'7" (3.11 x 0.81)

Provides access to a further reception room and ground floor W.C.

Living Room Reception Room/ Ground Floor Bedroom 17'8" x 10'0" (5.39 x 3.05)

Currently being used as the ground floor bedroom with windows to front, side and rear elevations.

Ground Floor W.C. 6'10" x 3'5" (2.10 x 1.05)

With low level W.C. and wash basin, window to rear elevation.

First Floor Galleried Landing 12'4" x 8'11" (3.76 x 2.74)



The sweeping staircase takes you up to the first floor galleried landing with feature stained glass window allowing ample light to flow through. Doors open to..

Bedroom One 13'3" x 13'0" (4.06 x 3.97)



A double bedroom with a range of fitted wardrobes and drawer units. Window to front elevation.

Bedroom Two 13'3" x 8'9" (4.06 x 2.67)



A double bedroom with window overlooking the rear garden.

Bedroom Three 17'8" x 10'0" (5.39 x 3.05)



A sizeable double bedroom with windows to front and rear elevations.

Bedroom Four 13'1" x 11'3" (4.00 x 3.43)



A double bedroom with window to the front elevation.

Bedroom Five 9'10" x 6'4" (3.00 x 1.94)

Single bedroom with window to front elevation.

Family Bathroom 9'4" x 8'3" (2.85 x 2.52)



The family bathroom has a useful storage cupboard, panelled bath with overhead shower and tiled splashback. Low level W.C. and wash basin. Windows to the side and rear elevations.

Outside



Double timber gates open onto a parking area.

Parking Area



Timber gates open to provide off road parking area.

Gardens



Adorned with beautiful mature trees and shrubbery, a paved walkway beckons you to explore this wonderful outdoor area with an array of colourful plantings, lawn and Victorian walling to the boundaries, just breath-taking.

Garden Patio



Garden Walling



Tenure

Tenure is Freehold

EPC Rating

EPC Rating D

Council Tax Band

East Riding of Yorkshire Council Tax Band D

Offering On A Property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

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 - O2 good/ Three/ Vodafone & EE okay

Broadband - Basic 18 Mbps Ultrafast 1000 Mbps

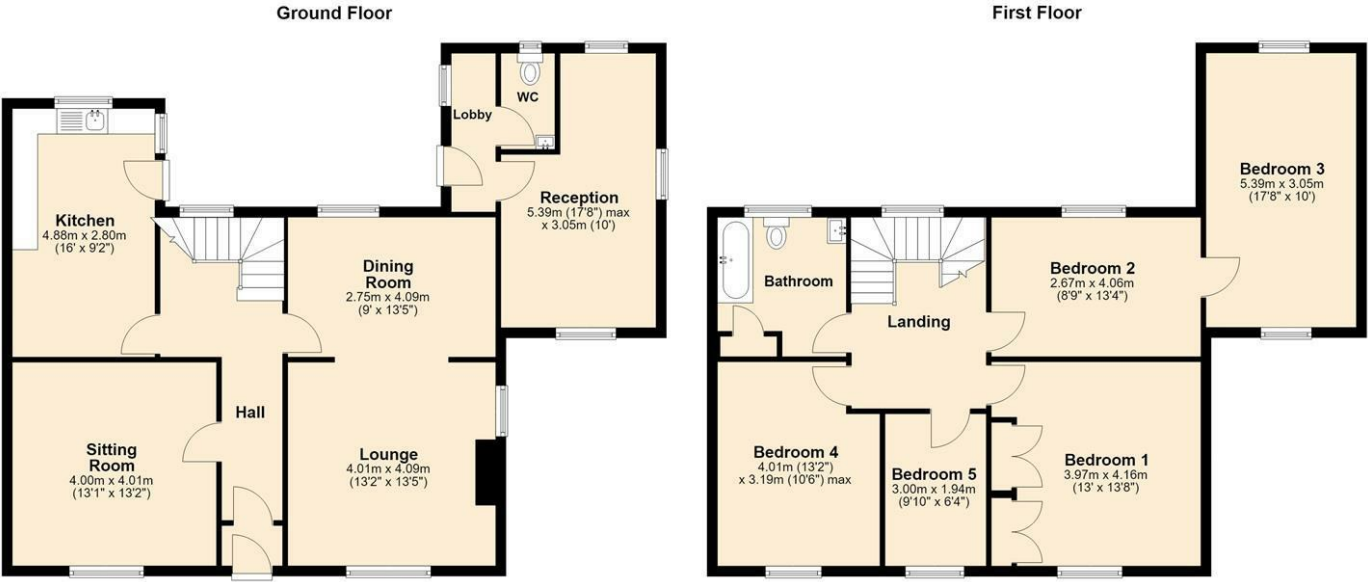
Coastal Erosion - No

Coalfield or Mining Area - No

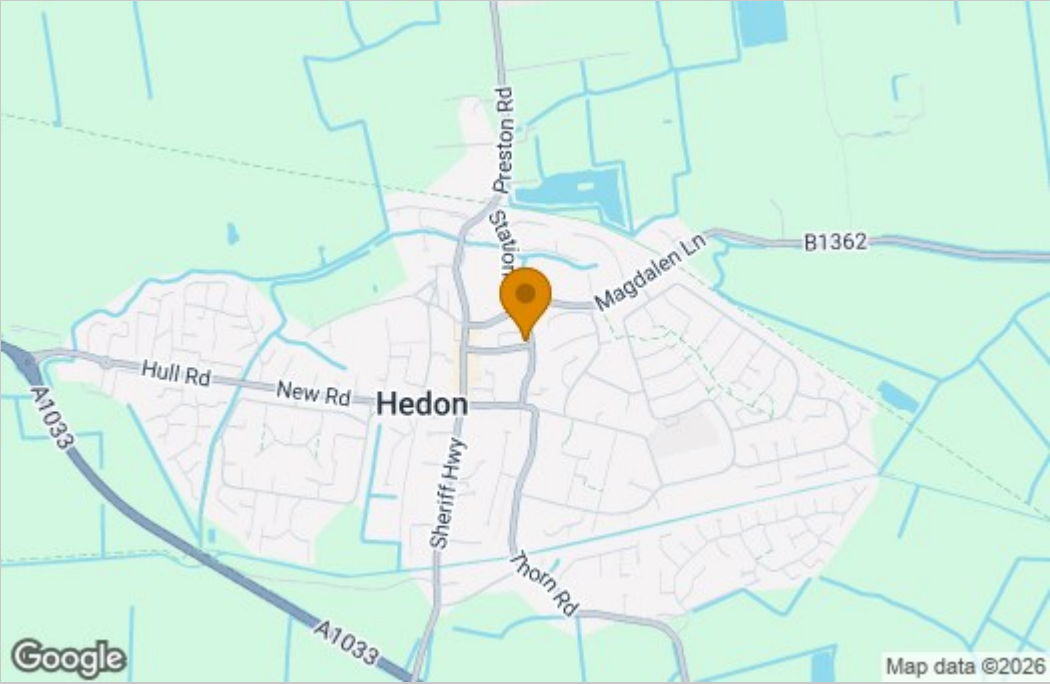
Whitakers Estate Agent Declaration.

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.

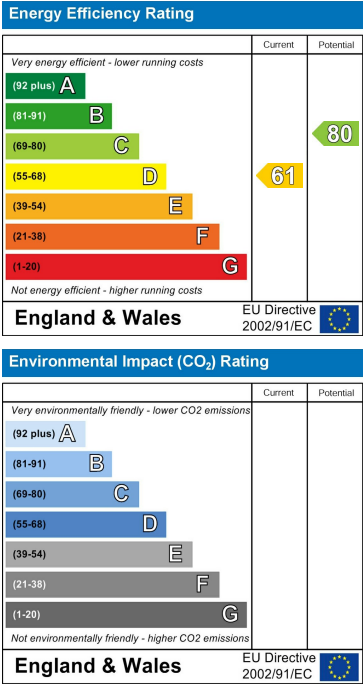
Floor Plan



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.