Whitakers
Estate Agents









24 Westwick, Hedon, HU12 8HQ

£225,000

Set at the heart of the Historic Market Town of Hedon, Westwick is a delightful Cul De Sac, just off Sheriff Highway, enjoys views over neighbouring trees and the cricket ground whilst being within walking distance to all local amenities, schooling, cafe's and restaurants. This wonderful home offers generously proportioned, accommodation that would suit a variety of buyers.

The front door opens into the HALLWAY, welcoming you in to view the tastefully styled accommodation on offer. A feature staircase leads to the spacious landing, where you will find the family SHOWER/BATHROOM, THREE BEDROOMS & a USEFUL LOFT ROOM, ideal for the growing family.

The ground floor has a W.C. off the hallway and doors leading to the comfortable LOUNGE, with feature wall covering, perfect for the family to relax and unwind.

At the heart of this home is the fabulous OPEN PLAN DINING KITCHEN, ideal for the culinary member of the family and features a range of high-gloss units with integrated appliances, a built-in oven and hob with stainless steel extractor hood above, open to the dining area with Patio doors opening out to the rear garden, creating a wonderful area for entertaining family & friends.

Outside, there is a beautiful, easy to maintain rear garden with artificial lawn and a paved patio area, ideal for "al fresco" dining or simply sitting and admiring the view.

Accommodation Comprising

Entrance & Hallway



A double glazed front entrance door opens to welcome you in to view the accommodation on offer. Feature staircase takes you up to the first floor, radiator and laminate flooring.

Open Plan Dining Kitchen 18'1" x 8'6" (5.52 x 2.60)



At the heart of this lovely home is the fabulous open plan dining kitchen, perfect for the culinary member of the family with an impressive range of high gloss units with integrated dishwasher and fridge freezer, wood block effect work surface and tiled splashbacks. Stainless steel sink with mixer tap & drainer. Built in double oven and electric hob with stainless steel extractor hood above. Plumbed for automatic washing machine. Ample space for table & chairs and feature patio doors opening out to the rear garden, creating a wonderful area for entertaining family & friends. Two double glazed windows and vinyl flooring.

Kitchen 8'6" x 18'1" (2.60 x 5.52)



A superb range of high gloss units with wood block effect work surface.

Dining Area



Patio Area



Lounge 14'10" x 11'6" (4.54 x 3.52)



A light and airy lounge with large double glazed window to front elevation. Tastefully styled with feature wall covering, laminate flooring and radiator, a comfortable room for the family to relax and unwind.

Lounge Feature



Ground Floor W.C. not measured (not measured)
The ground floor W.C. is conveniently located off the hallway with a vanity wash basin, radiator and low level W.C.

Bedroom One 12'7" x 9'10" (3.86 x 3.02)



A double bedroom with built in storage shelving, double glazed window and radiator.

Bedroom Two 10'10" x 9'10" (3.32 x 3.00)



A double bedroom with radiator and double glazed window, enjoying views over mature trees and the local cricket ground.

Bedroom Three 9'5" x 7'11" (2.88 x 2.42)



Bedroom three is currently used as the dressing room with a range of mirrored wardrobes and two built in dressing units with lighted mirrors above. Double glazed window and radiator.

Loft Room 10'4" x 16'9" (3.16 x 5.12)



A fixed staircase takes you up to the useful loft room with two Velux windows, radiator and useful storage into eves. A versatile room that could be used in a multitude of ways.

Family Bathroom not measured (not measured)



Tiling to splashbacks and flooring, the family bathroom has a walk in shower cubicle with glazed screen and vanity unit housing the wash basin with useful storage drawers and cupboard, toilet with concealed cistern. Double glazed window and chrome towel heater.

Outside



Garden



The rear garden is a pure delight whilst being easy to maintain. An attractive paved patio provides ample space for table & chairs, ideal for dining "al fresco". An artificial lawn, designed for easy maintenance with raised planters and colourful plantings. Decorative stone chippings to borders and timber fencing to boundaries. Gated access to the side drive.

Garage & Driveway



To the front of the property is an attractive pebbled forecourt providing ample off road parking with a side drive leading to the detached garage.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band B

EPC Rating

Making An Offer
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.

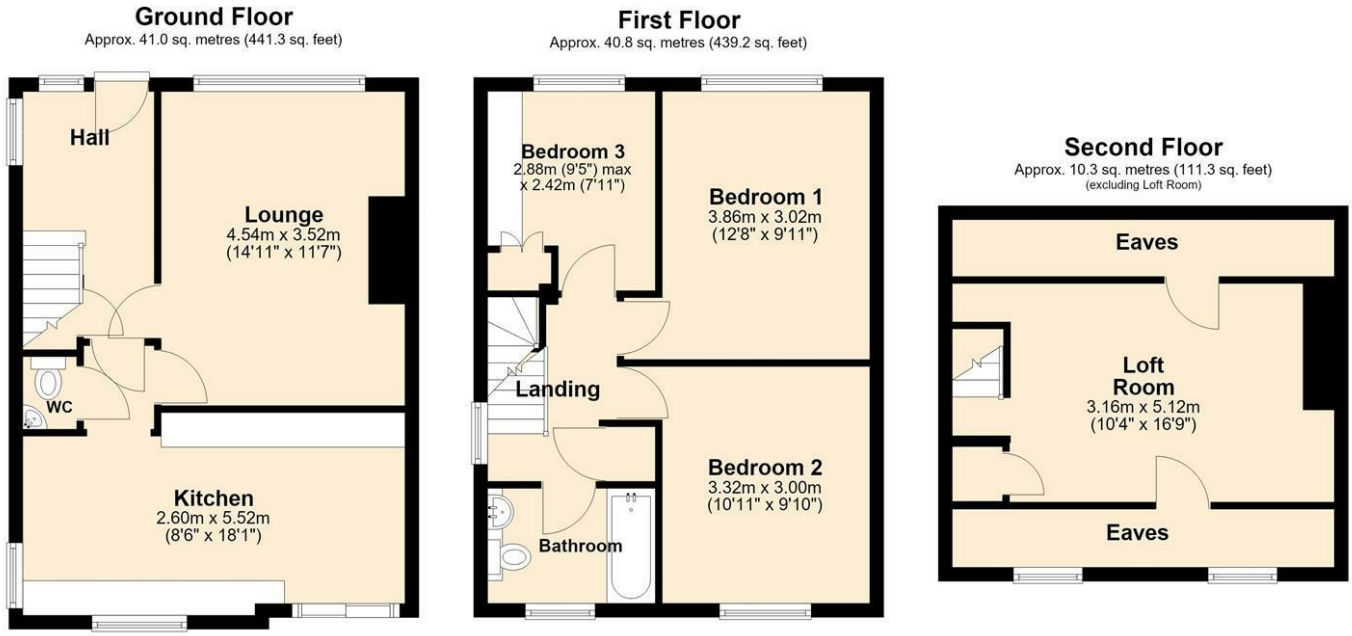
Agents Notes.
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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 - No
Flood Risk - Very Low
Mobile Coverage / Signal - O2 & Three good/ Vodafone & EE okay
Broadband - Basic 20 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - NO

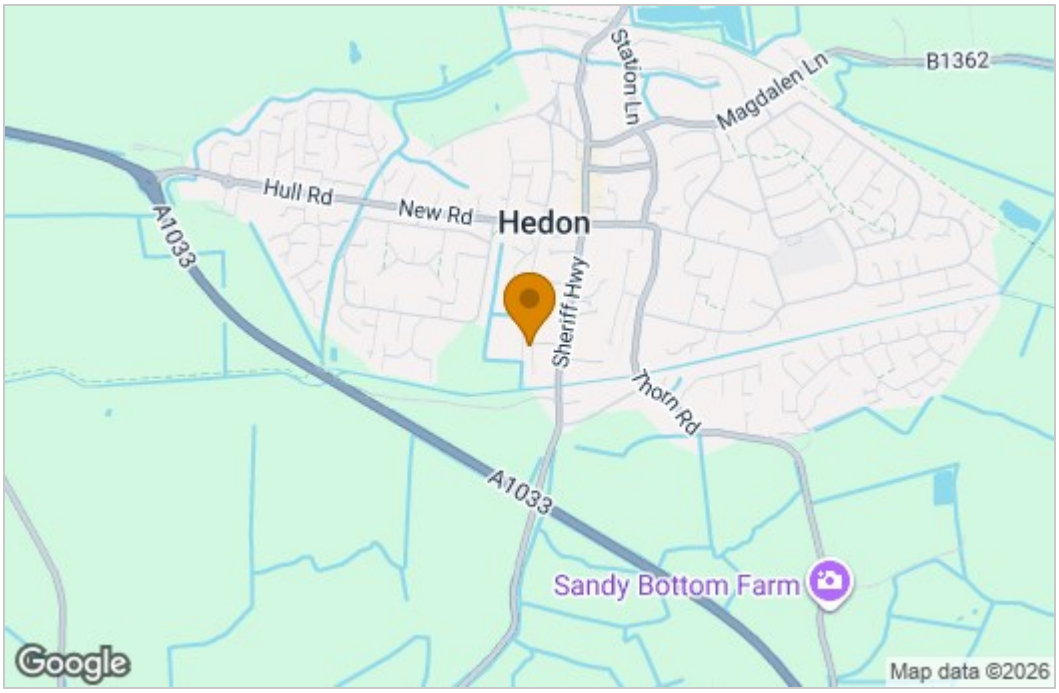
Whitakers Estate Agent Declaration.
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Floor Plan

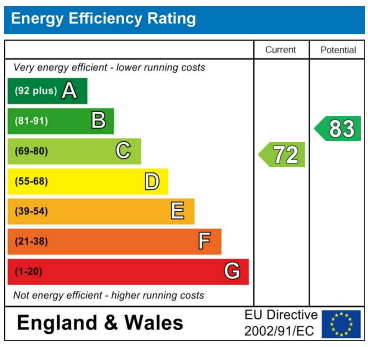


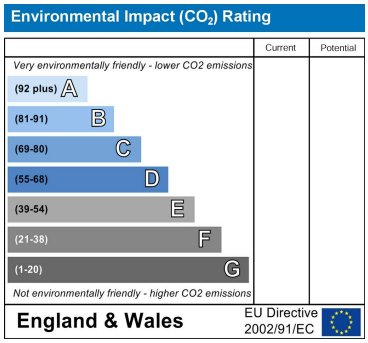
Total area: approx. 92.1 sq. metres (991.8 sq. feet)

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.

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