Whitakers
Estate Agents









26 Westlands Road, HU12 8DD

£190,000

WHITAKERS ARE DELIGHTED TO BRING THIS OUTSTANDING 3 BEDROOM SEMI-DETACHED HOME TO THE MARKET!

Situated close to the centre of the popular market town of Hedon, with its wide range of shops, pubs, cafe's and restaurants as well as being just a short walk to the Sainsburys supermarket, the property is also well positioned for highly regarded local primary and secondary schools and benefits from excellent transport links into the City of Hull and out to East Riding villages and coastal resorts.

Having been much improved by the current owners, the property is tastefully presented throughout and represents an outstanding opportunity to purchase a lovely family home with spacious front and rear gardens in a popular and sought after area!

Being ideal for first time buyers and families alike, the property briefly comprises; entrance hallway, spacious through lounge/dining room, recently installed fitted kitchen and downstairs cloakroom to the ground floor whilst to the first floor there are three generously sized bedrooms and a modern family bathroom.

With spacious front and rear gardens, garage and parking to the rear together with gas central heating and uPVC double glazing throughout, internal viewing is imperative to fully appreciate the opportunity available!

The Accommodation Comprises

Entrance Hallway




Composite door with uPVC side windows into entrance hallway with carpeted flooring, central heating radiator, under stair cupboard, uPVC side window and half turn staircase to first floor.

Through Lounge/Dining Room 20'1 x 11'11 (6.12m x 3.63m)



With uPVC windows to front and rear aspects, double doors into entrance hallway, two central heating radiators, laminate flooring throughout, feature fireplace and door into.....

Fitted Kitchen 13'3 x 10'6 (4.04m x 3.20m)



Recently fitted kitchen with wall and base units, contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor over and electric fan oven below, composite sink/drainer and plumbing for automatic washing machine and dish washer. Fitted matching larder cupboard, tiled flooring, central heating radiator, uPVC window to rear aspect and door into rear lobby.

Rear Lobby

With vinyl flooring, composite door to rear garden and folding door into....

Downstairs Cloakroom



With low flush wc, tiled walls and flooring and uPVC window to side aspect.

First Floor Landing

With carpeted flooring and uPVC window to front aspect

Bedroom One 13'9 x 10'2 (4.19m x 3.10m)



uPVC window to front aspect, carpeted flooring and central heating radiator

Bedroom Two 12' x 9'7 (3.66m x 2.92m)



uPVC window to rear aspect, laminate tiled flooring and central heating radiator.

Bedroom Three 10'4 x 6'8 (3.15m x 2.03m)
uPVC window to rear aspect, carpeted flooring and central heating radiator.

Family Bathroom



Modern bathroom comprising bath with dual head mains shower over and fitted screen, low flush wc and hand wash basin. Heated towel rail, tiled walls and flooring, extractor fan and uPVC window to side aspect

Outside





To the front of the property is a lawned garden with timber fencing to perimeters which gives scope for off road parking if required subject to permissions. The spacious rear garden is laid mainly to lawn with summer house, brick shed with electric supply , rear garage, timber perimeter fencing and gate access to rear tenfoot.

Garage
Accessed via rear tenfoot with up and over door, internal door into garden and parking to the front.

Tenure
The property is Freehold

Council Tax
Council Tax band B
East Riding of Yorkshire Council

EPC
EPC rating C

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 - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 22 Mbps, Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

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.

Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide

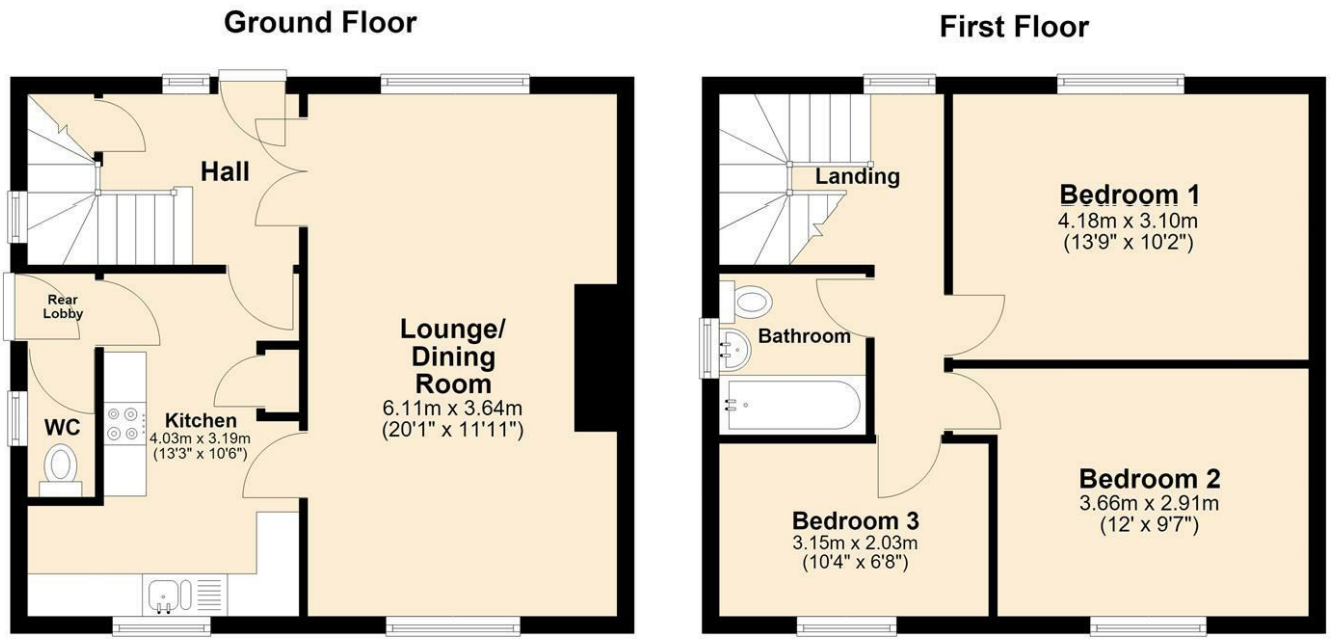
a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

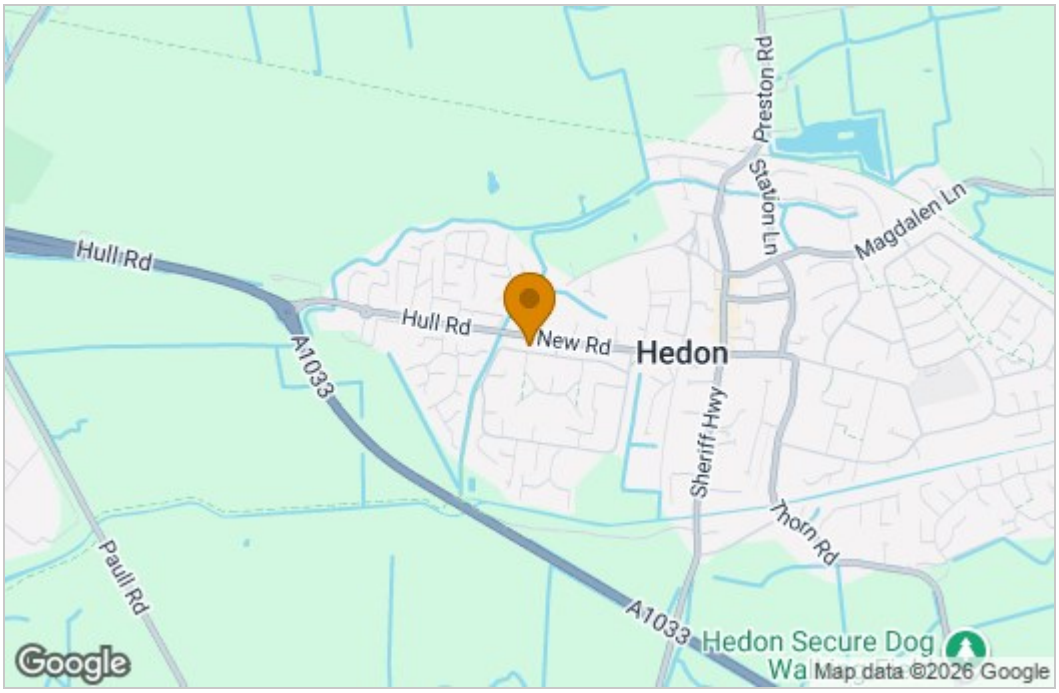
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, 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 and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents 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 us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

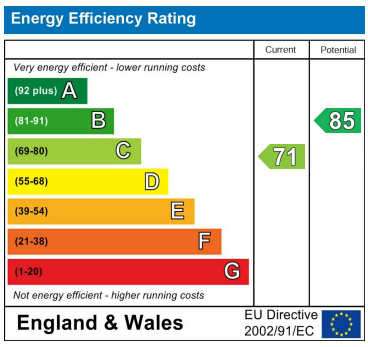
Floor Plan

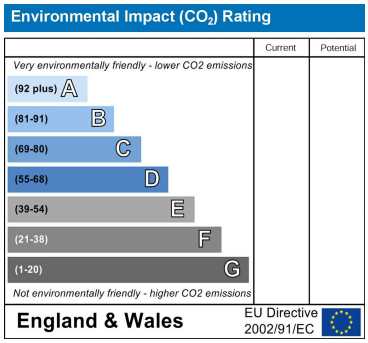


Area Map



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.

3 St. Augustines Gate, HU12 8EU, Hedon, East Riding of Yorkshire, HU12 8EU
Tel: 01482 890111 Email: hedon@whitakers.co.uk https://www.whitakers.co.uk