Whitakers
Estate Agents









30 Constable Garth, Hedon, HU12 8PD

£195,000

This SUPERB SEMI DETACHED BUNGALOW has been lovingly updated and tastefully styled throughout presenting a TURN KEY OPPORTUNITY , one not to be missed! The bungalow offers TWO SIZEABLE BEDROOMS and a USEFUL LOFT ROOM, the main bedroom has a superb range of FITTED WARDROBES, providing ample storage facilities. There is a comfortable LOUNGE with feature fireplace, a modern SHOWER ROOM with wall boards, providing ease of maintenance. A well equipped BREAKFAST KITCHEN with adjoining UTILITY ROOM and a door opening to the rear GARDEN, creating a lovely space for entertaining family & friends.
Outside there are easy to maintain GARDENS with a paved PATIO areas and decorative fruit bearing shrubs to the borders.
To the front of the property is a PRIVATE DRIVEWAY, providing ample OFF ROAD PARKING for several vehicles.

Set off Inmans Road in the popular market town of Hedon and within easy reach of all local amenities.
We anticipate a high demand for this superb bungalow.
DO NOT DELAY, CALL TO ARRANGE YOUR VIEWING TODAY!!

Accommodation Comprising

Breakfast Kitchen 11'11" x 7'11" (3.65 x 2.42)



Fitted with a range of base and wall units incorporating a breakfast bar with seating. Stainless steel sink with a mixer tap and drainer. Built in double oven and five ring gas hob. Radiator and a double glazed window to the front and side aspect.

Breakfast Kitchen and Built in Oven



Entrance & Utility Room 10'2" x 4'11" (3.12 x 1.50)



A double glazed door provides entrance into the utility room, providing ample space for a washing machine, dryer and under counter fridge/freezer. Useful work surface, vinyl flooring and a radiator.

Lounge 15'4" x 9'8" (4.68 x 2.97)



A comfortable lounge with feature fireplace and double glazed window to front elevation. Radiator and carpet flooring.

Lounge Feature Fireplace



Lounge



Shower Room 7'8" x 4'9" (2.36 x 1.47)



A modern Shower room with shower cubicle, a vanity unit housing the wash basin with useful storage below. Low level WC and chrome towel heater. Wall boarding to splashbacks, providing a practical easy to maintain room.

Bedroom One 10'10" x 9'8" (3.32 x 2.96)



Spacious master bedroom, with a superb range of fitted wardrobes, providing ample storage facilities. Double glazed window and radiator.

Bedroom One Wardrobes



Bedroom Two/ Snug/ Dining Room 8'0" x 7'8" (2.45 x 2.35)



A versatile room, currently used as the dining room with feature French doors opening into the conservatory, creating a lovely space for entertaining family & friends.

Conservatory/Sun Room/ Hobby Room 16'3" x 7'4" (4.97 x 2.24)



Spacious conservatory, with carpet throughout, a radiator, and a double glazed door leading to the rear garden. Well presented, and a great addition to the property, providing additional living space.

Loft Room 17'9" x 12'1" (5.42 x 3.69)



A generously proportioned loft room with access via a fixed staircase. This room offers plenty of

fitted storage space, is carpeted throughout, and has two radiators. There are Velux windows to the front and rear aspect. This space is currently utilised as an additional bedroom.

Garden Patio



Gardens



To the front of the property is off street parking for multiple vehicles, a fitted ramp for step free access. To the rear of the property, the well presented garden provides multiple storage sheds, a low maintenance garden with partial paving and partial decking.

Rear Property & Conservatory



Garden Seating Area



Council Tax
East Riding of Yorkshire council tax band A

Tenure
Freehold

EPC
TBC

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.

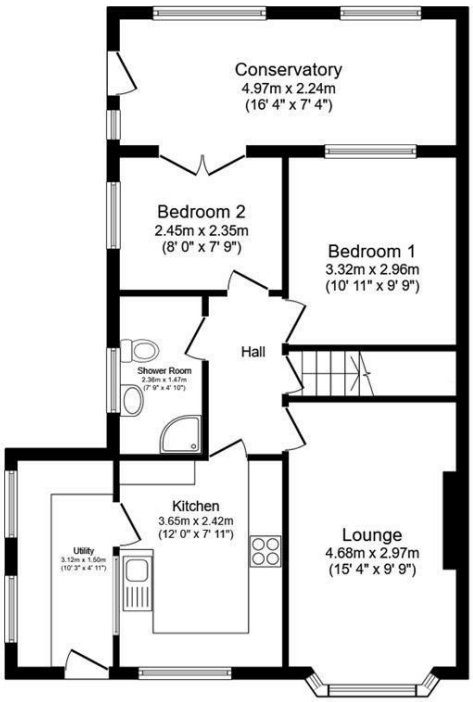
Free Market Appraisals/Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

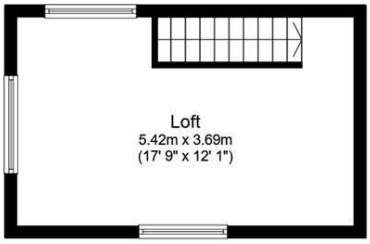
Material Information:
Construction - brick under tile
Conservation Area - no
Flood Risk - very low
Mobile Coverage/Signal - EE/O2/Vodafone/Three
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - no

Coalfield or Mining Area - no
Planning - 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





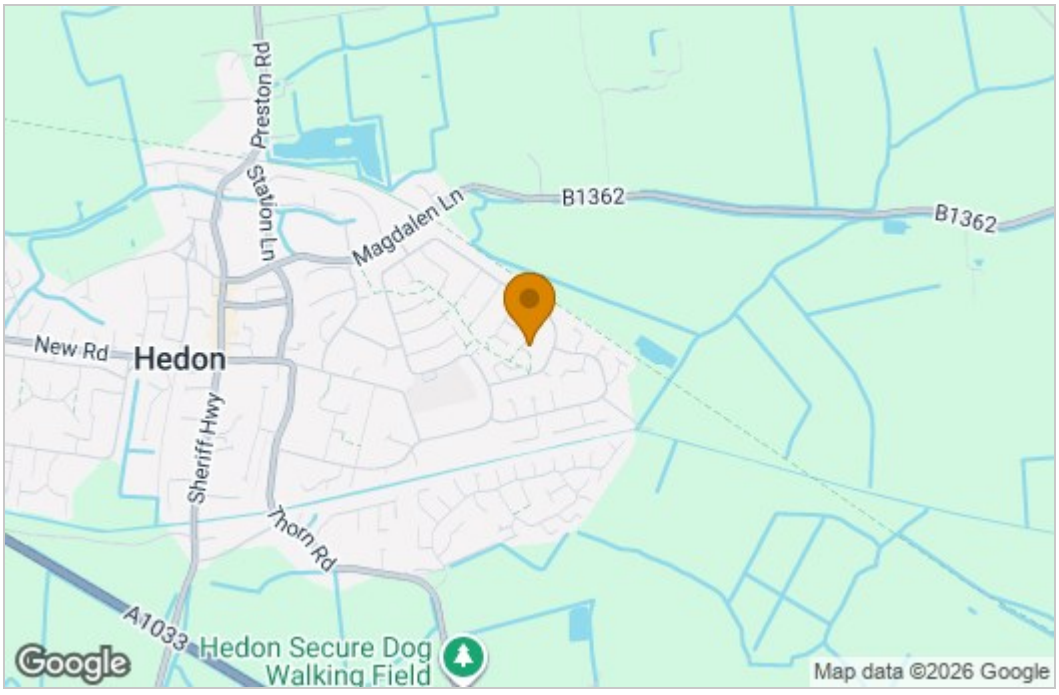
Ground Floor
Floor area 75.3 sq.m. (810 sq.ft.)

First Floor
Floor area 22.0 sq.m. (236 sq.ft.)

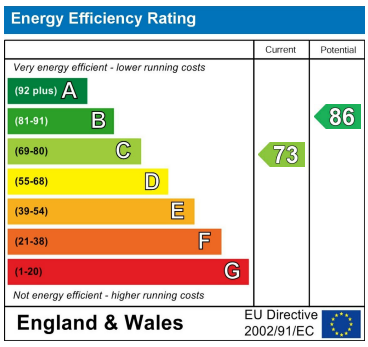
Total floor area: 97.2 sq.m. (1,047 sq.ft.)

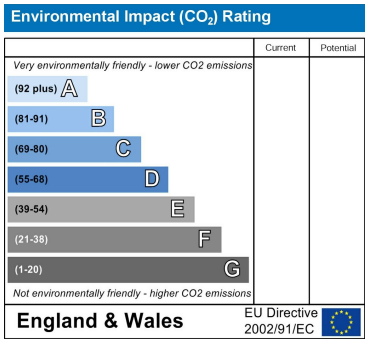
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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