

Whitakers

Estate Agents



30 Constable Garth, Hedon, HU12 8PD

£195,000

A WELL-PRESENTED AND VERSATILE TWO-BEDROOM BUNGALOW SITUATED IN THE DESIRABLE AREA OF CONSTABLE GARTH IN HEDON. THIS ATTRACTIVE HOME OFFERS SPACIOUS AND PRACTICAL LIVING, FEATURING A SEPARATE UTILITY ROOM AND A BRIGHT CONSERVATORY THAT PROVIDES ADDITIONAL RECEPTION SPACE OVERLOOKING THE GARDEN. A STANDOUT FEATURE IS THE USEFUL LOFT AREA, ACCESSIBLE VIA A FITTED STAIRCASE, OFFERING FLEXIBLE POTENTIAL FOR A VARIETY OF USES. EXTERNALLY, THE PROPERTY BENEFITS FROM A GENEROUS FRONT DRIVE PROVIDING OFF-STREET PARKING FOR MULTIPLE VEHICLES, ALONG WITH A LOW-MAINTENANCE REAR GARDEN, PERFECT FOR EASY UPKEEP AND RELAXED OUTDOOR LIVING. THIS IS AN IDEAL OPPORTUNITY FOR A RANGE OF BUYERS SEEKING COMFORT, CONVENIENCE, AND ADAPTABLE SPACE.

Utility Room



Convenient separate utility room to the entrance of the property. Offering plenty of worktop space, and space for a washing machine, dryer and under counter fridge/freezer. Lino flooring and a radiator.

Fitted Kitchen



Comprising of a stainless steel sink with a mixer tap, a 5 ring gas hob, wide range of floor and wall units with a radiator and a UPVC window to the front and side aspect.

Lounge



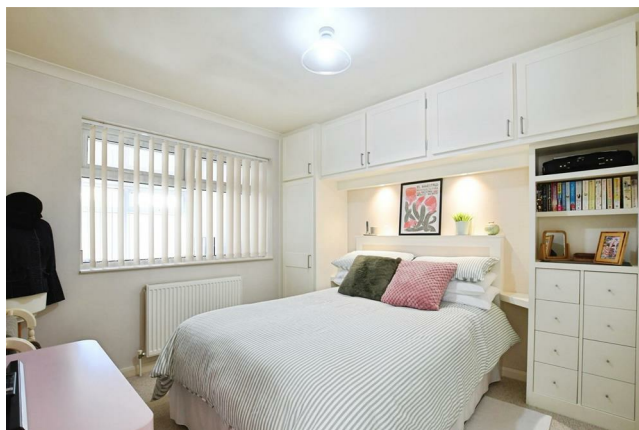
Carpet throughout with a large bay window to the front aspect and a radiator.

Shower Room



Vinyl flooring, and a UPVC window to the side aspect. Comprises of a shower with a contemporary shower, a vanity sink, providing additional storage, and a low level WC. Well presented, offering practical, modern living.

Bedroom 1



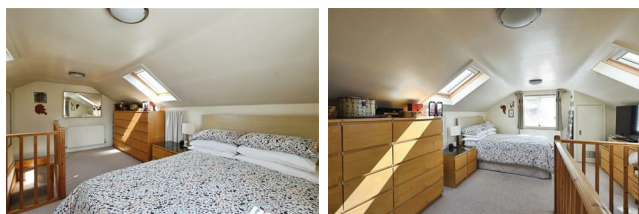
Spacious master bedroom, with carpet throughout and fitted wardrobes, and a radiator.

Bedroom 2



Carpeted, with French doors to the rear aspect, leading to the conservatory. This room is currently utilised as a separate dining room, but could easily be furnished as a second bedroom.

Loft Space



Converted loft space, well proportioned, with access via a fixed staircase. This room offers plenty of fitted storage space, is carpeted throughout, and has 2 radiators. There are velux windows to the front and rear aspect. This space is currently utilised as an additional bedroom.

Conservatory/Sun Room



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.

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.

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

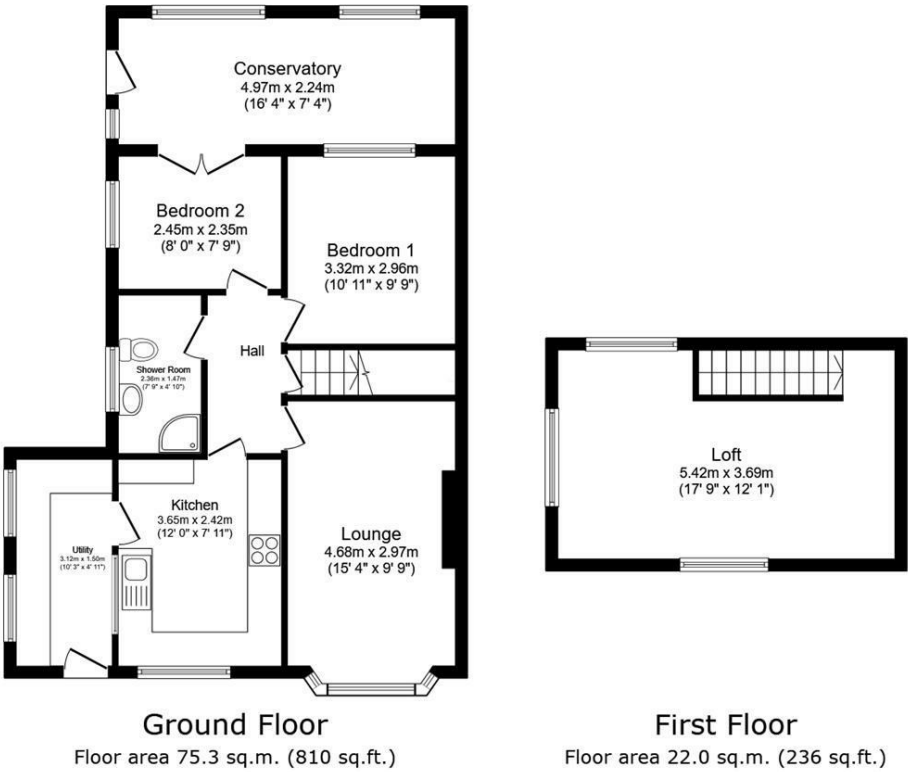
Coalfield or Mining Area - no

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.

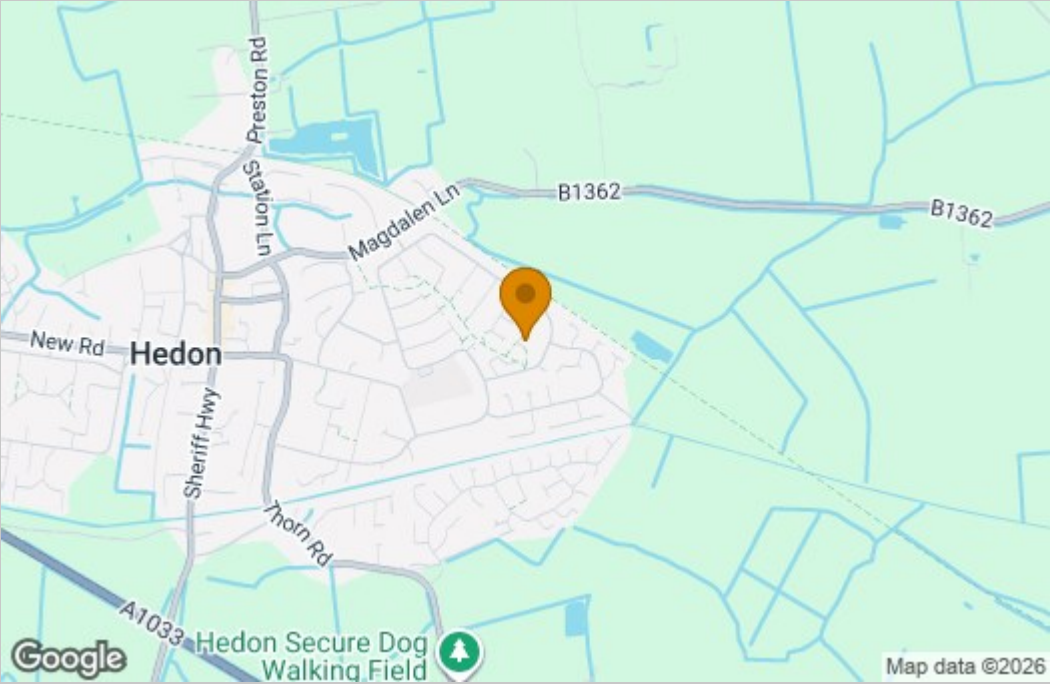
Floor Plan



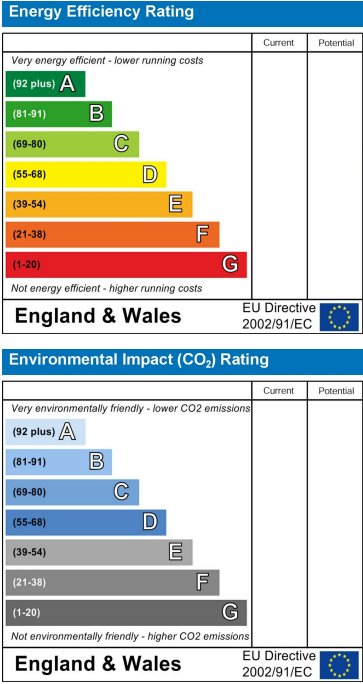
Total floor area: 97.2 sq.m. (1,047 sq.ft.)

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



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