



Dennis
CHARTERED SURVEYORS AND ESTATE AGENTS

St. Anthony's, 8 Baxtergate, Hedon
Price: £325,000

St. Anthony's, 8 Baxtergate, Hedon HU12 8JN

team

SET IN MUCH SOUGHT AFTER LOCATION WITHIN HEDON'S CONSERVATION AREA, THIS DETACHED HOUSE HAS 7 RECEPTION ROOMS, 4 BEDROOMS PLENTY OF PARKING AND LARGE MATURE GARDENS

SITUATION: Baxtergate is located within the centre of this historic town, handy for the wide range of amenities Hedon has to offer, including shopping, schooling for younger children and a regular bus service to the centre of Hull.

DESCRIPTION: A detached house with mostly hardwood double glazed windows, gas central heating through radiators, ample parking plus a garage. The accommodation comprises

PORCH with tiled floor. Door to..

HALLWAY 3.23m x 2.85m with laminate flooring, understairs cupboard, radiator. Staircase off with wooden spindle balusters. Half landing with feature circular stained glass window. **WC** off 1.93m x 1.3m with vanity wash basin, radiator, double glazed window.

LOUNGE 7.58m x 5.13m with laminate floor, 2 double glazed windows, 2 radiators, door to conservatory, French doors to sun room and French doors and side screens to....

SITTING ROOM 3.95m x 3.64m with Adam style fireplace with cast iron grate, radiator, double glazed window, laminate floor.

3RD RECEPTION ROOM 4.56m x 3.64m with 2 double glazed windows, Adam style fireplace with marble hearth housing *gas coal effect fire, radiator, laminate floor.

CONSERVATORY 7.79m x 3.87m approx. of uPVC and brick, with *ceiling fan, French doors to terrace.

SUN ROOM 4.36m x 3.13m with hardwood double glazed windows, French doors to terrace, French doors to 3rd Reception room.

DINING ROOM 3.54m x 3.05m with tiled floor, radiator, double glazed shelved bow window. **PORCH** off with tiled floor, borrowed light to dining room, door to garden. *Ideal Mexico gas fired central heating boiler.

STUDY/BEDROOM OPTION 3.52m x 3.13m with double glazed window, radiator, coving. **INNER HALLWAY** to **WC** with wash basin and window.

KITCHEN 4.79m x 3.47m with range of units comprising base and wall cupboards, 'granite' effect worktops, one-and-a-half bowl sink unit. Built-in Siemens *gas hob, *electric double oven and *microwave, *dishwasher and *fridge. Tiled floor, tiled splashbacks, double glazed window, radiator.

UTILITY ROOM 2.85m x 2.23m with worktops, units, stainless steel sink unit, shelving. Tiled floor, plumbing for washing machine.

FIRST FLOOR LANDING 2.87m x 1.15m plus 2.14m x .80m

MASTER BEDROOM 4.21m x 3.57m with range of wooden bedroom furniture, radiator, double glazed window. **ENSUITE SHOWER ROOM** with shower cubicle with *mains shower fitment, wash basin and WC, fully tiled walls, *heated towel rail.

BEDROOM 2 (Rear) 4.25m into walk-in bay window x 3.76m, less 1.49m x .55m. With range of fitted wooden wardrobes, coving, radiator, *recessed spotlights.

BEDROOM 3 2.43m x 2.26m plus 1.3m x .113m with radiator, fitted wardrobe and dressing table, double glazed window, coving.

BEDROOM 4 (Front) 3.17m x 2.31m plus .81m x .47m with fitted cabin bed and bedroom furniture, double glazed shelved bow window, radiator.

BATHROOM 2.65m x 2.15m plus 1m x .78m with shower cubicle off with *Triton shower, Jacuzzi corner bath, wash basin, WC. 2 double glazed windows, *heated towel rail. Part tiled walls, airing cupboard off, tiled floor.

OUTSIDE To the front there is a block paved driveway/parking area leading to the garage with up and over door. The large rear gardens are lawned and well stocked with mature trees and shrubs, and there is a large raised timber decked terraced area with railings.

COUNCIL TAX: Band 'E' (confirmation from VOA website 28th March 2014)

VIEWING: By appointments, please, through John P. Dennis & Son Ltd, 01482 897129

*These items have not been checked by the Agent

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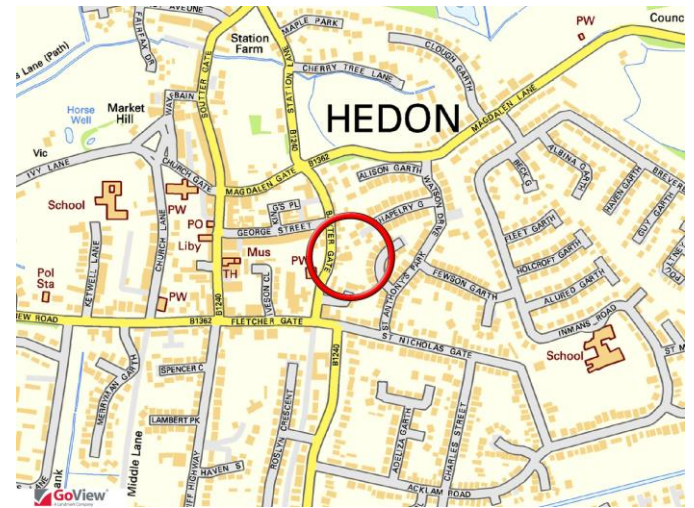
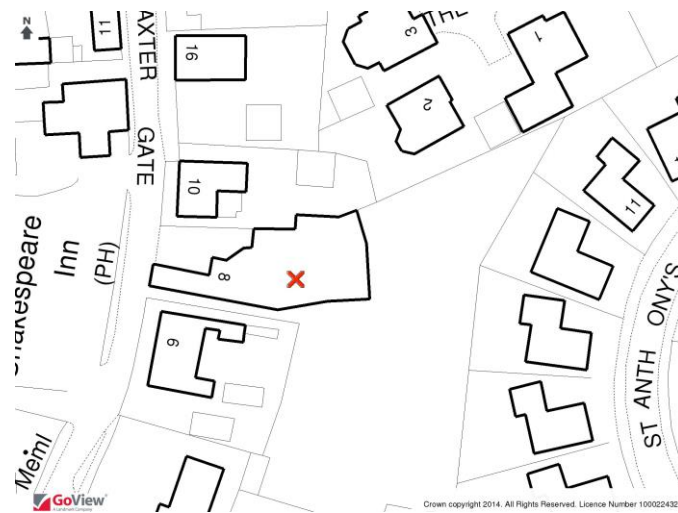
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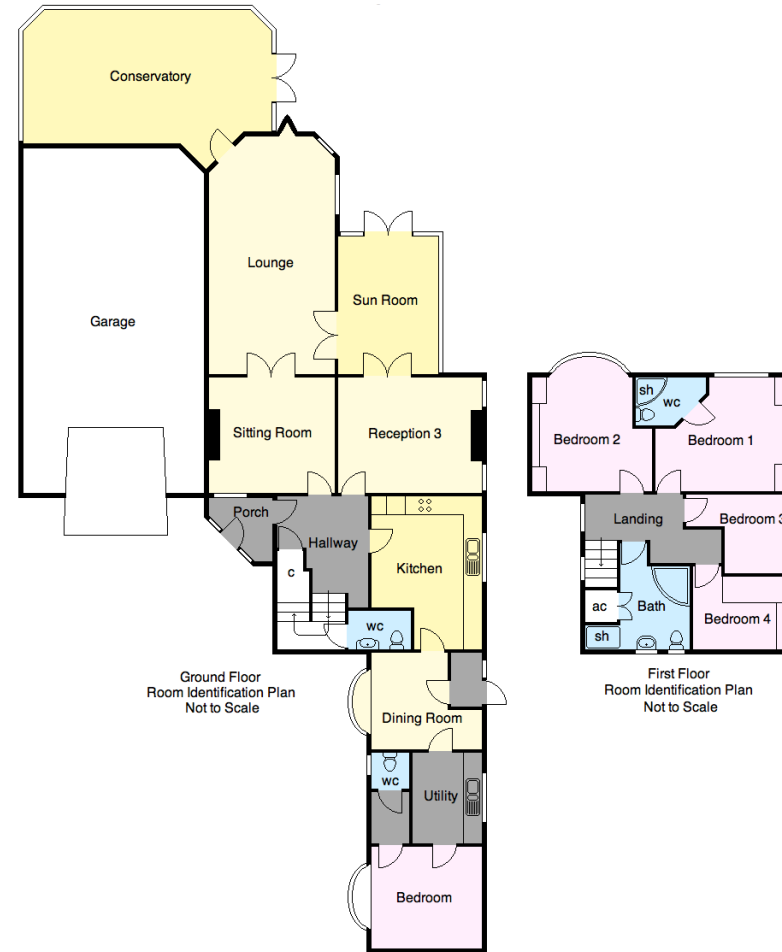
N.B. Measurements are approximate and have been taken using a digital electronic device, which should not be relied upon for such matters as carpet fitting. Any plans provided are for room identification only. Prospective purchasers are recommended to check all measurements for themselves.

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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 57 |
| (39-54) E | | |
| (21-38) F | 36 | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | 50 |
| (21-38) F | 30 | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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