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Matthew
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MOVING HOME



63 Cromwell Road, Hedon, East Yorkshire, HU12 8GF

- 📍 Semi-Detached House
- 📍 Immaculately Presented
- 📍 Three Beds / Two Baths
- 📍 Council Tax Band = C

- 📍 Modern Kitchen
- 📍 Lounge & Dining Room
- 📍 Garden & Driveway
- 📍 Freehold / EPC = C

£189,950

INTRODUCTION

Situated within the ever popular Leaf Sail Farm development is this immaculately presented semi-detached house. The property occupies a lovely position and the rear garden enjoys a southerly aspect. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway with cloaks/W.C. situated off, lounge with feature wall mounted fire and opening through to the dining room where French doors open out to the rear garden. The modern kitchen is well equipped and the appliances may be available by separate negotiation. Upon the first floor are three good sized bedrooms all having fitted wardrobes. There is an en-suite shower room to bedroom one plus a family bathroom.

The property occupies a lovely corner position with open green space nearby. An enclosed garden extends to the rear with lawn and lovely decked area plus there is a driveway providing parking for two cars.

LOCATION

The property is situated along Cromwell Road on the corner of Dann Court. Cromwell Road forms part of the popular Leaf Sail Farm development and is ideal for families with two parks and open green space and the historic market town of Hedon a short distance away. Hedon is located just off the A1033 and offers a range of local amenities including shops, bars and restaurants. A weekly market is held in St Augustines Gate and the well regarded South Holderness Secondary School is located on the north side of the town. There are two local primary schools and good transport links into Hull City Centre and the surrounding villages.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading to the first floor.



CLOAKS/W. C.

With low flush W.C. and wash hand basin with vanity unit under. Window to front.

LOUNGE

16'2" x 9'9" approx (4.93m x 2.97m approx)

With feature wall mounted electric fire. Window to front. Opening through to the dining room.



DINING ROOM

9'5" x 7'11" approx (2.87m x 2.41m approx)
With French doors opening out to the rear garden.



KITCHEN

9'5" x 8'4" approx (2.87m x 2.54m approx)
With modern fitted base and wall units with contrasting worksurfaces, one and a half bowl sink and drainer with mixer tap, oven four ring gas hob with filter above. There is housing for an American style fridge/freezer, plumbing for a washing machine and space for tumble dryer. Appliances may be available by separate negotiation.



FIRST FLOOR

LANDING

With cylinder/airing cupboard and loft access hatch.

BEDROOM 1

9'7" x 8'10" approx (2.92m x 2.46.89m approx)
With fitted wardrobes and window to front.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C.



BEDROOM 2

11'6" x 9'10" approx (3.51m x 3.00m approx)
With fitted wardrobes and window to rear.



BEDROOM 3

9'8" x 6'5" approx (2.95m x 1.96m approx)
With fitted wardrobe and window to rear.



BATHROOM

With suite comprising a bath with shower attachment, wash hand basin with cupboard under, low flush W.C., tiled surround and window to front.



OUTSIDE

The property occupies a lovely corner position with open green space nearby. An enclosed garden extends to the rear with lawn, decked area and garden shed plus there is a driveway providing parking for two cars. There is also a retractable awning over the French doors.



REAR VIEW



DRIVEWAY



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

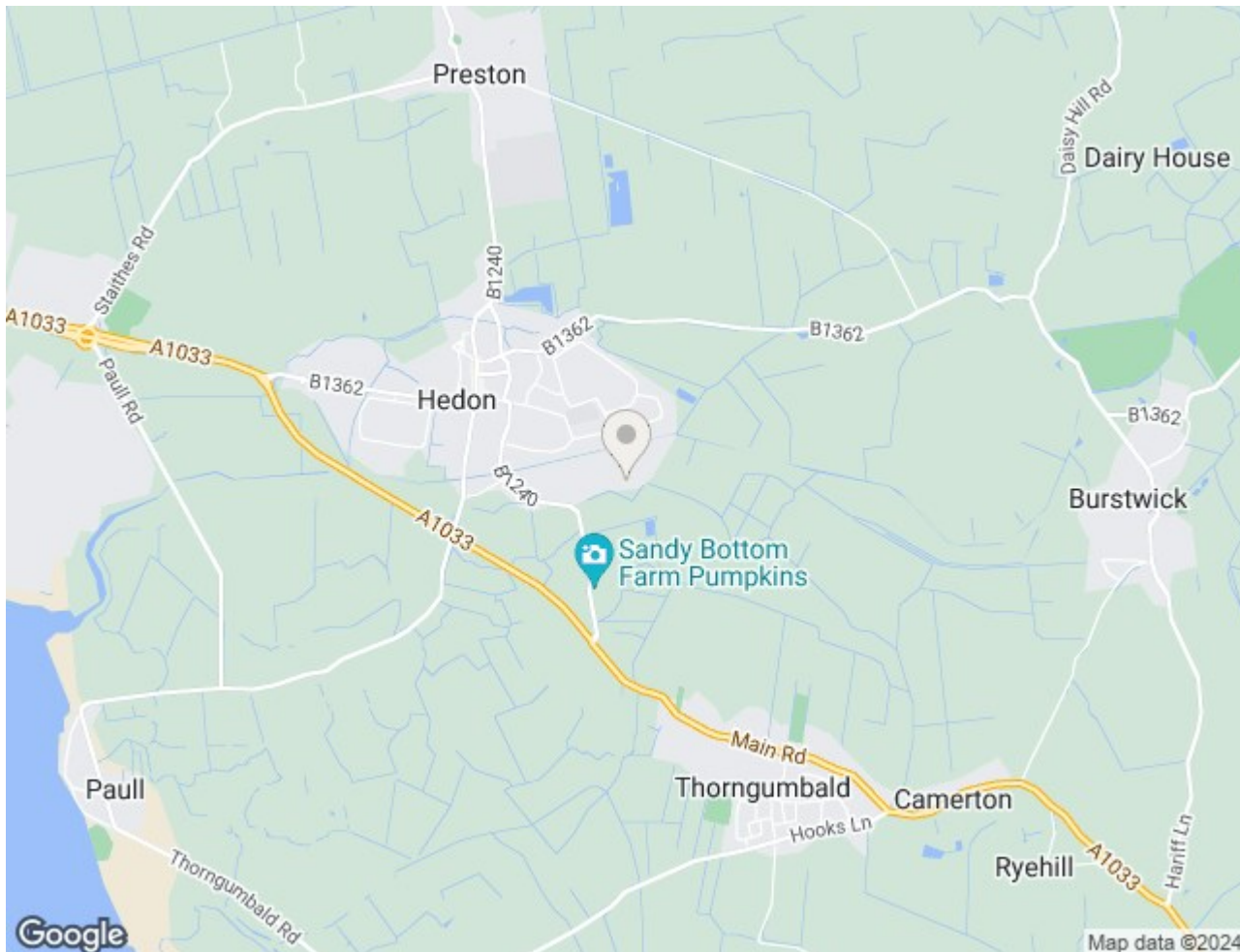
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) all descriptions, dimensions, 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd 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 the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

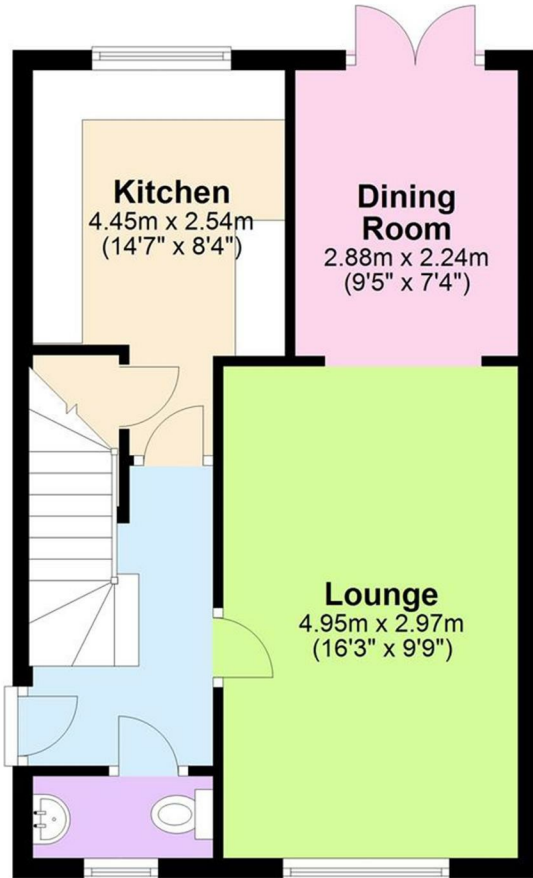
VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



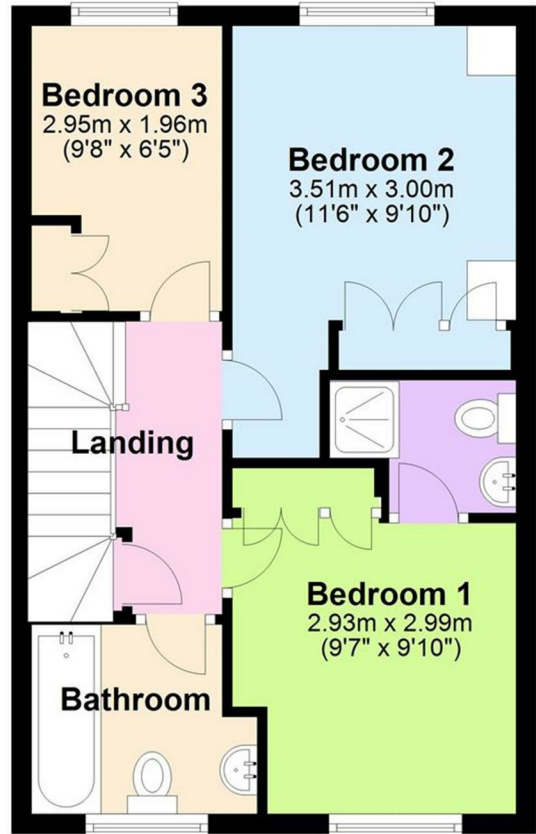
Ground Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



Total area: approx. 80.8 sq. metres (869.4 sq. feet)

