

Whitakers

Estate Agents



32 Cleeve Road, Hull, HU12 8PH

Offers In The Region Of £215,000

We are delighted to offer this well presented three bedroom detached house located in the sought after historic village of Hedon to the market.

Built by the highly regarded local builder Beal Homes, the property offers excellent family accommodation and briefly comprises entrance hall, lounge, kitchen and conservatory to the ground floor whilst there are three bedrooms, master having en-suite facility and a family bathroom to the first floor.

Also benefitting from a private drive to the side leading to a detached brick built garage and a pleasant paved patio garden to the rear together with Gas central heating and UPVC double glazing, the property is sure to appeal to a range of buyers and early viewing is recommended!

LOCATION: The Historic Town of Hedon is located just off the A1033, approximately seven miles to the east of the centre of Hull. The village boasts a wide variety of local shops, public houses and restaurants as well as a well regarded Secondary School, two local primary schools and a regular bus service to Hull.

Entrance Hall

Composite front door into entrance hallway with laminate flooring.

Lounge 14'8 x 12'10 (4.47m x 3.91m)



Spacious Lounge with walk in UPVC bay window to front aspect, laminate flooring, central heating radiator and door to under stair storage cupboard.

Kitchen 16' x 8'6 (4.88m x 2.59m)



Modern fitted kitchen with a range of wall, base and tower cupboards, contrasting work surfaces and tiled splash-backs. Stainless steel 1 1/4 bowl sink, space for range cooker and American style fridge freezer, plumbing for under counter dish washer and automatic washing machine and space for tumble dryer. Laminate flooring, UPVC window to side aspect and UPVC doors to conservatory.

Conservatory 10'9 x 10'6 (3.28m x 3.20m)



Tiled flooring, French doors to rear and single door to side.

First floor landing



Stairs from entrance hallway to first floor landing with UPVC window to side aspect, carpeted flooring, storage cupboard and doors to first floor rooms.

Master bedroom 11'5 x 9'6 (3.48m x 2.90m)



UPVC window to front aspect, laminate flooring, central heating radiator, fitted wardrobes and door to en-suite.

Master en-suite 6'4 x 2'5 (1.93m x 0.74m)

Single shower cubicle, hand wash basin with cupboard below, central heating radiator, vinyl flooring and extractor fan.

Bedroom Two 9'6 x 9'4 (2.90m x 2.84m)



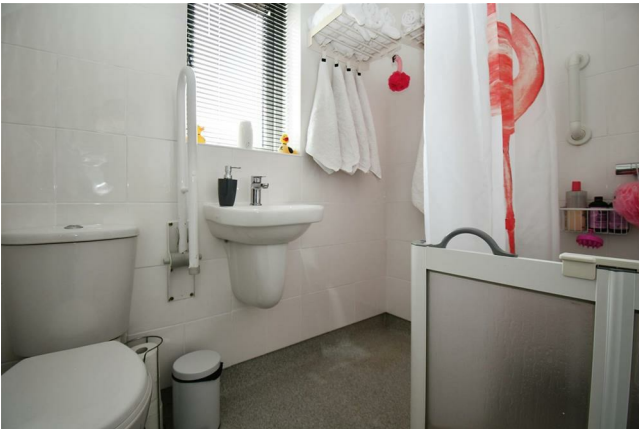
UPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three 7'7 x 7' (2.31m x 2.13m)



UPVC window to front aspect, laminate flooring and central heating radiator.

Wet room 6'4 x 5'6 (1.93m x 1.68m)



Corner shower, low flush wc, hand wash basin, vinyl flooring, chrome heated towel rail, UPVC window to rear aspect and extractor fan.

Garage

To the side of the property is a single detached garage at the foot of the side driveway.

Outside



To the front is a small courtyard with walls and wrought iron fence whilst to the side is a driveway giving parking for two vehicles which leads to the garage. To the rear of the property is a private low maintenance patio garden with fencing to perimeters.

Tenure

The property is Freehold

Council Tax

Council Tax band C

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.

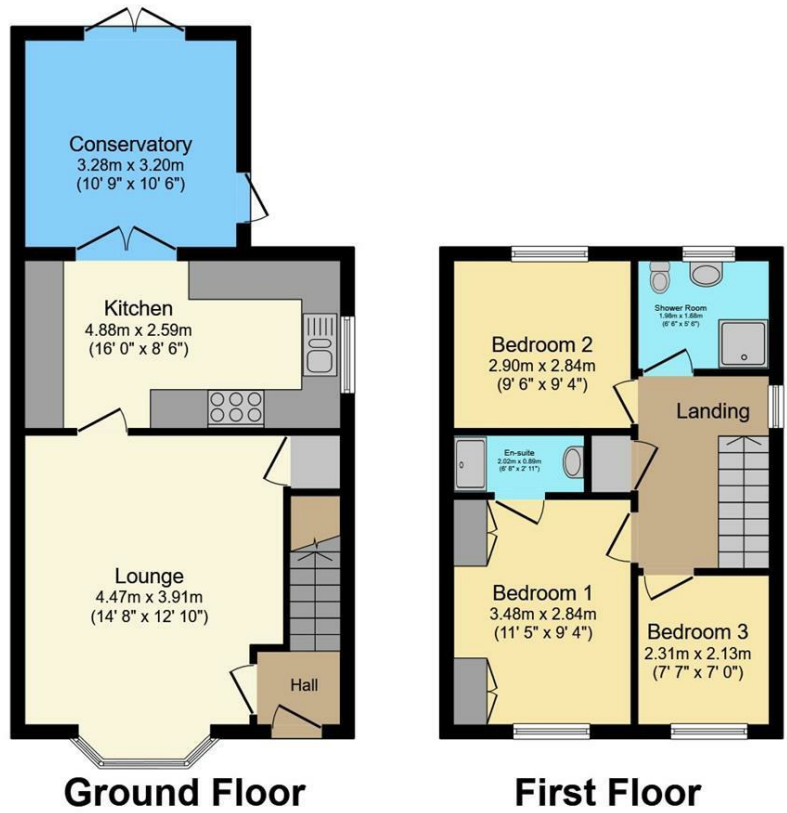
Free Market Appraisals/Valuations

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.

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

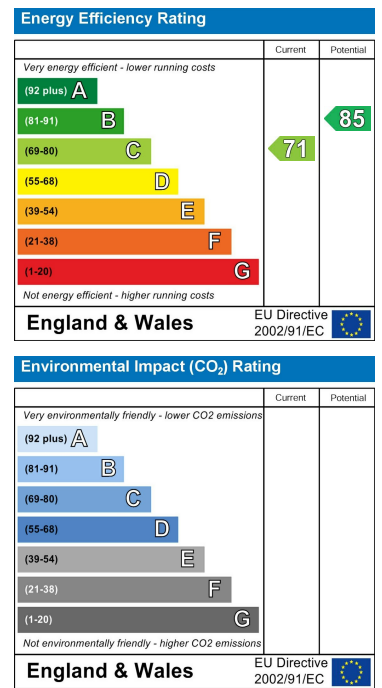


Total floor area 81.9 m² (882 sq.ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.