

Whitakers

Estate Agents



7 Southfield Close, Hull, HU12 8FT

Offers In The Region Of £270,000

Whitakers are delighted to bring this Immaculately presented Modern 3 bedroomed detached home to the market!

Situated in ever popular Hedon Village and occupying an enviable position at the foot of a private road serving 4 properties with a pleasant open aspect to the front, the property has been meticulously maintained and improved by the current owners to present outstanding family accommodation in "move-in" condition!

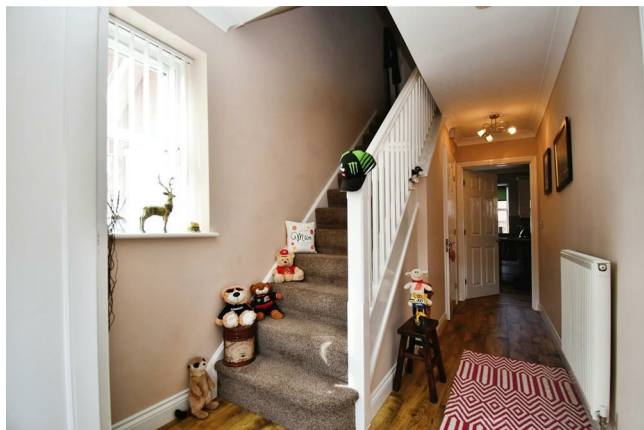
Briefly comprising; entrance hallway, lounge, living/dining/kitchen and downstairs cloakroom to the ground floor, there are 3 bedrooms, the master having en-suite and dressing area together with a lovely family bathroom to the first floor.

Also featuring a lovely rear garden with summer house and a garage which has been converted to offer storage together with a versatile workshop but offers potential for further development, there is the additional benefit of parking for multiple vehicles to the front.

With gas central heating and UPVC glazing throughout, internal viewing is recommended to fully appreciate the standard of accommodation on offer!

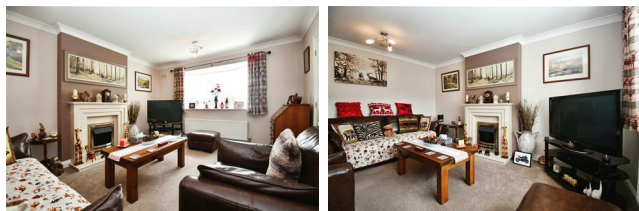
The Accommodation Comprises

Entrance Hallway



UPVC door into spacious entrance hallway with UPVC window to side aspect, laminate flooring, central heating radiator and handy storage cupboard.

Lounge 14'8 x 11'9 (4.47m x 3.58m)



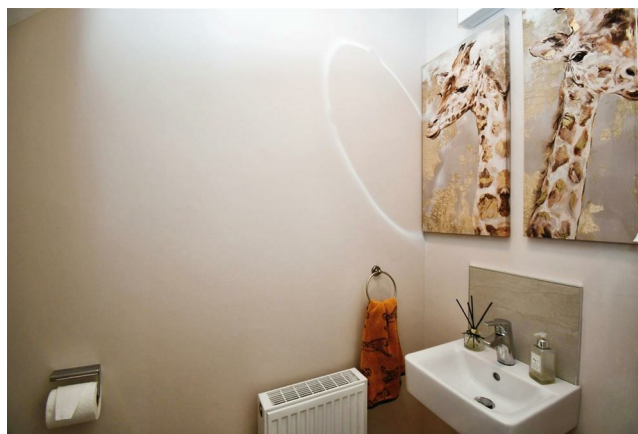
With UPVC bow window to the front aspect, carpeted flooring, fire surround with inset electric fire and central heating radiator.

Living/Kitchen/Dining Room 10'8 x 18'5 (3.25m x 5.61m)



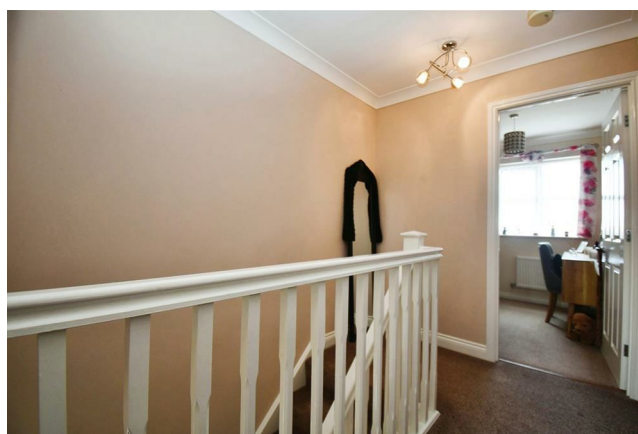
With a range of contemporary fitted wall and base units, contrasting work surfaces and splashbacks. 4 ring gas hob with extractor over and electric double oven below. Composite sink with mixer taps over, under counter wine fridge and plumbing for automatic washing machine. Upvc window to rear garden, laminate flooring continuing to seating area with UPVC French doors to rear garden and further fitted base units with contrasting work surfaces and splashbacks. Plumbing is available for a dishwasher.

Downstairs Cloakroom



With low flush wc, hand wash basin, laminate flooring, central heating radiator and extractor fan.

First Floor Landing



Stairs from entrance hallway lead to first floor landing with carpeted flooring, storage cupboard and loft access hatch.

Bedroom One 15'8 x 11'8 (4.78m x 3.56m)



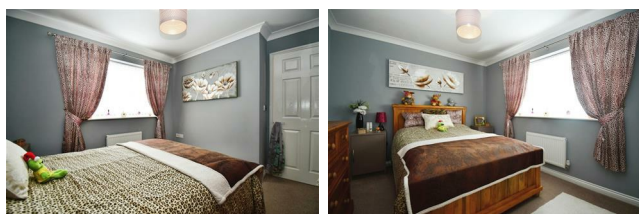
Door from landing leads to dressing area with fitted wardrobes and door into en-suite with carpeted flooring extending into the main bedroom with further fitted wardrobes and storage, central heating radiator and UPVC window to rear aspect.

En-suite 5'10 x 5'5 (1.78m x 1.65m)



Lovely modern en-suite comprising double walk in shower cubicle with mains shower and glazed screens, low flush wc and vanity hand wash basin. Chrome ladder style heated towel rail, fully tiled walls, laminate flooring. ceiling spot lights, extractor fan and UPVC window to side aspect.

Bedroom Two 9'11 x 11'7 (3.02m x 3.53m)



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

Bedroom Three 7'8 x 6'6 (2.34m x 1.98m)



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

Bathroom 7'10 x 5'10 (2.39m x 1.78m)



Modern family bathroom comprising shaped bath with glazed screen and mixer shower over. Vanity unit housing hand wash basin and concealed cistern wc. Chrome ladder style heated towel rail, laminate flooring, wall tiling to water sensitive areas, ceiling spot lights, extractor fan and UPVC window to front aspect.

Outside



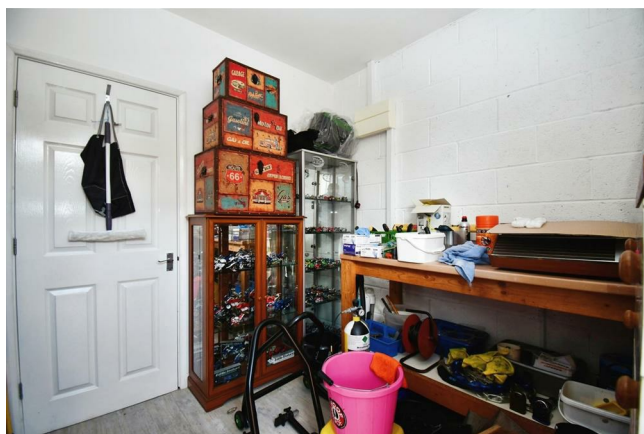
Located at the end of a private road with open outlook over green space and play area, there is a low maintenance gravelled gardens with mature plants and shrubs together with off road parking for multiple vehicles whilst a private side driveway leads to the garage. Side gated access leads to the lovely enclosed rear garden is majority paved with patio and pergola, gravel and shale beds plus exterior lighting and fencing to perimeters.

Summer House



The lovely spacious summer house has full electric supply and lighting.

Garage/Workshop 16'5 x 8'11 (5.00m x 2.72m)



The garage has full electric supply and lighting and has been partitioned to provide front storage with up and over door with inter-connecting door to the workshop area with UPVC window and door to the rear garden and offers a number of options for further usage.

Tenure

The property is Freehold

Council Tax

East Riding of Yorkshire Council

Council Tax band D

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.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 16 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

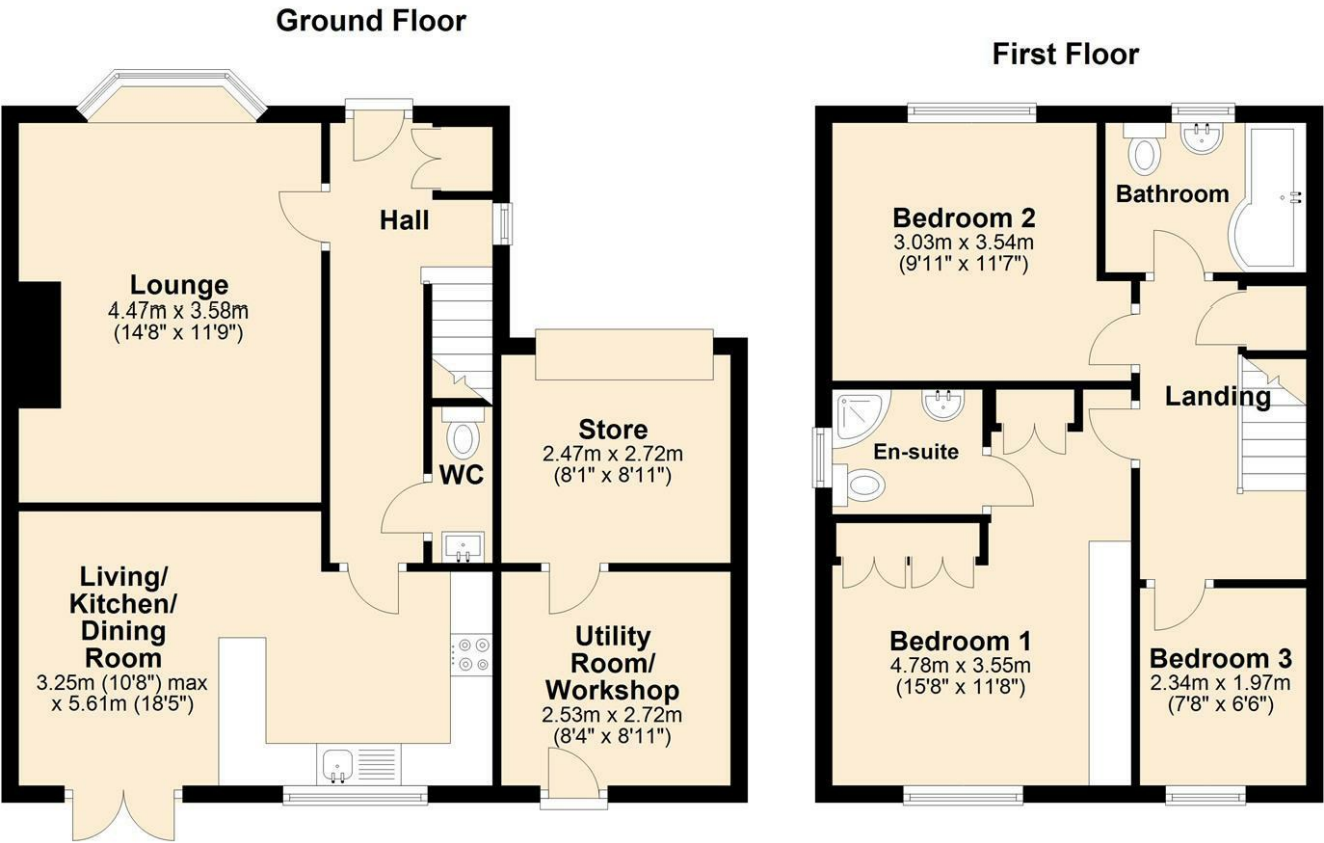
Coalfield or Mining Area - No

Planning - None

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

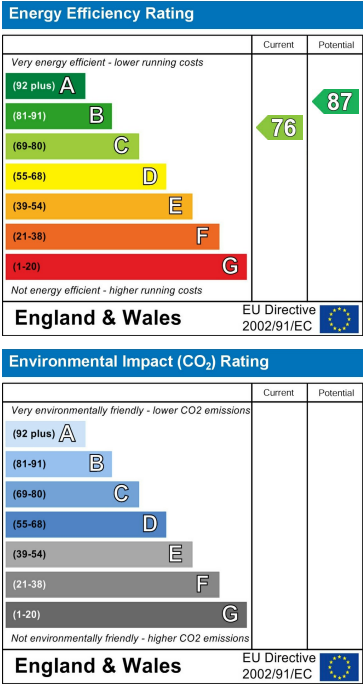


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.