

Whitakers

Estate Agents



15 The Woodlands, Hedon, HU12 8PT

£250,000

This spacious detached 3 bedroom TRUE bungalow is available to purchase with NO ONWARD CHAIN!

Situated on this exclusive cul-de-sac in the popular market Town of Hedon, the property enjoys stunning uninterrupted views over neighbouring countryside!

Well positioned for local amenities and just a short walk from the Town centre with its wealth of shops, cafe's and restaurants, the property also enjoys excellent transport links into the City of Hull and out towards the East Coast.

Internally the property boasts an impressive entrance hallway, spacious lounge/dining room extending the full width of the property, a separate kitchen, 3 generously sized bedrooms and a modern bathroom with walk in shower.

The property also enjoys an expansive lawned front garden whilst the rear garden with aforementioned open views is perfect for relaxation!

Having the additional benefit of side driveway parking and detached garage, gas central heating and uPVC glazing throughout, viewings really are necessary to fully appreciate the space and location on offer!

The Accommodation Comprises

Entrance Hallway



Covered Storm porch with uPVC entrance door and glazed side panel into spacious hallway with carpeted flooring, central heating radiator, storage cupboard and loft access hatch.

Lounge/Dining Room 15' x 23'1 (4.57m x 7.04m)



The spacious lounge/dining room extends the full width of the house offering ample space for dining and relaxing and features a uPVC bow window and second uPVC window to the front aspect, carpeted flooring, fire surround with inset electric fire and two central heating radiators.

Kitchen 12'6 x 9'7 (3.81m x 2.92m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. Composite 1 1/2 bowl sink/drainers, space for electric cooker and plumbing for automatic washing machine. Tiled flooring, central heating radiator and uPVC window and entrance door to side aspect.

Bedroom One 11'11 x 12'9 (3.63m x 3.89m)



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

Bedroom Two 11'4 x 10'1 (3.45m x 3.07m)



With uPVC French doors to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three 11'8 x 9'2 (3.56m x 2.79m)



With uPVC window to side aspect, carpeted flooring, fitted furniture and central heating radiator.

Bathroom 8'3 x 6'4 (2.51m x 1.93m)



Comprising walk in double mains shower with glazed screen, low flush wc and pedestal hand wash basin. Tiled flooring, part tiled walls, central heating radiator, extractor fan and uPVC window to side aspect.

Garage



Detached garage situated at the end of block paved driveway with up and over door, side entrance door and window.

Outside



To the front of the property is an expansive lawned garden whilst side gated access leads to the lovely lawned rear garden with uninterrupted views over neighbouring countryside, perfect for relaxation!

Tenure

The property is Freehold

Council Tax

Council Tax band D

East Riding of Yorkshire Council

EPC

EPC Awaited

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 - Very Low

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

Broadband - Basic 17 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

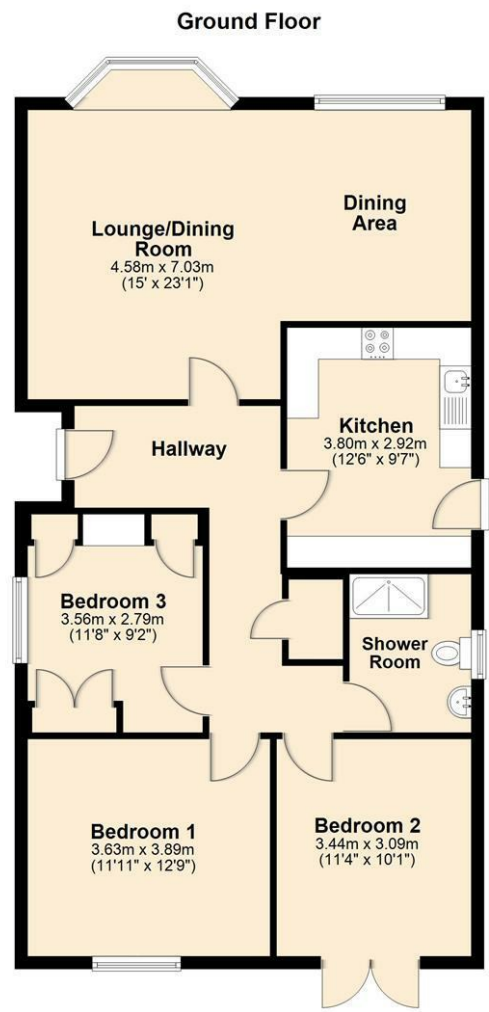
Coalfield or Mining Area - No

Planning - No

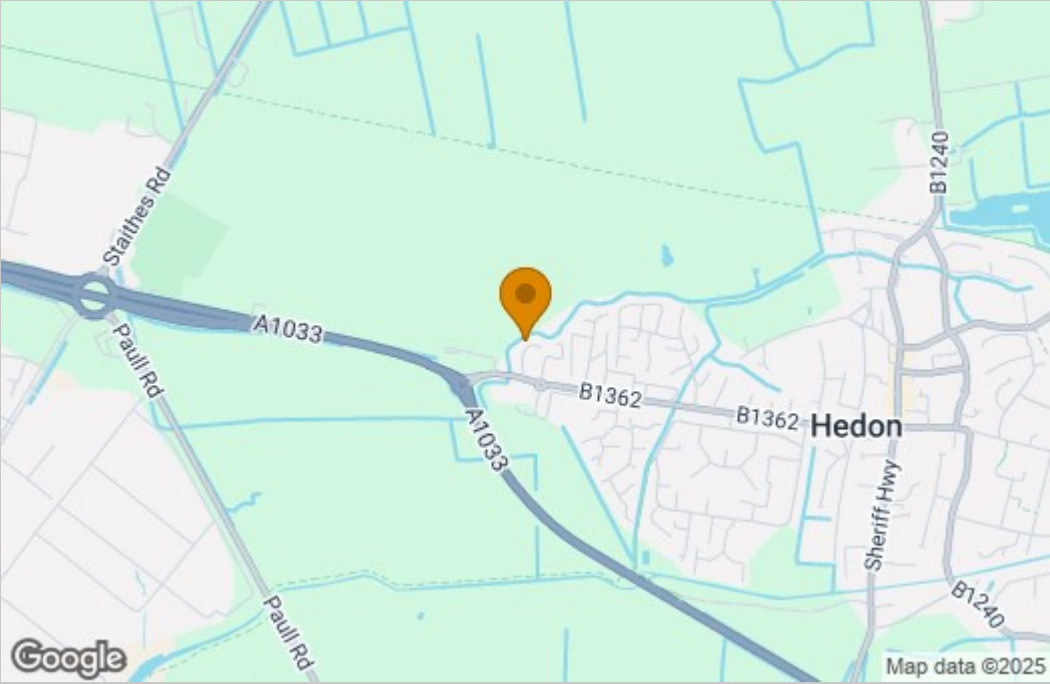
Whitakers Estate Agent Declaration:

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.

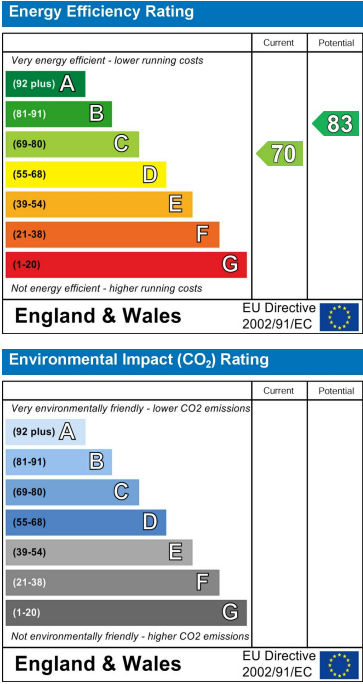
Floor Plan



Area Map



Energy Efficiency Graph



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