

# Whitakers

Estate Agents



## 4 Dann Court, Hedon, HU12 8GT

**£190,000**

VIEWS TO WAKE UP TO.....

We are delighted to present this SUPERB SEMI DETACHED HOME WITH NO CHAIN INVOLVED to the market. Enjoying the sought-after location of Leaf Sail Farm, Hedon with reputable schools nearby, ideally suited for families. benefitting from excellent public transport links to the city of Hull and out to the East Coast. The entrance door to the side elevation opens to welcome you in to view this tastefully styled accommodation on offer to include: A welcoming hallway with doors opening to the comfortable LOUNGE, ground floor W.C./ Utility and onto the fabulous OPEN PLAN DINING KITCHEN with French doors opening to the garden, creating a lovely space for entertaining family & friends.

To the first floor is a contemporary, family BATHROOM and THREE well-proportioned BEDROOMS with the Master Bedroom having EN SUITE and sliding wardrobes, offering superb storage solutions. Outside there is an easy to maintain rear GARDEN with a paved PATIO, ideal for dining "al fresco" and a lawn with attractive shrubbery to the front and side elevations. A private DRIVEWAY provides ample OFF ROAD PARKING and access to the GARAGE.

This tastefully styled property comes to market offering a fantastic opportunity for those seeking a family home in a desirable setting, combining comfortable living spaces and contemporary features with excellent local amenities and connections. Early viewing is highly recommended to appreciate all that this home has to offer.



## Accommodation Comprising

### Entrance Hall

The side entrance door opens to welcome you in to view this immaculately presented home. Useful storage cupboard and doors open to ..

### Ground Floor W.C. & Utility 6'6" x 2'7" (2.0 x 0.8)

Ground floor W.C. with low level toilet and plumbing for automatic washing machine. Laminate flooring and radiator.

### Lounge 15'8" x 9'6" (4.8 x 2.9)



A comfortable lounge with feature wall covering. Double glazed window, laminate flooring and radiator.

### Lounge Feature



### Dining Kitchen 16'4" x 9'6" (5.0 x 2.9)



A fabulous open plan dining kitchen with French doors opening out to the rear garden, creating a wonderful space for entertaining family & friends. A range of high gloss units to base and walls with complimentary wood block effect work surface and upstands. Built in electric oven and hob with extractor fan above. Integrated dishwasher and fridge freezer. Black glass sink unit with mixer tap . Ample space for dining table & chairs. Double glazed window, vinyl flooring and contemporary vertical radiator.

### Dining Area



### Gardens



There are well maintained gardens to front side

and rear. There is a lawn and attractive shrubbery to the front and side elevations with timber fencing to boundaries. The rear garden is easily maintained with decorative pebble and attractive paved patio area, ideal for dining "al fresco" Timber planters with decorative shrubbery and fencing to boundaries.

Bedroom One 8'10" x 9'6" (2.7 x 2.9)



A double bedroom with double glazed window enjoying views over open fields and beautiful mature trees, a lovely backdrop to wake up to. Built in sliding wardrobes. Radiator and door to En Suite.

En Suite 6'10" x 4'3" (2.1 x 1.3)



With shower Cubicle, low level W.C and vanity unit incorporating the wash basin with useful storage below. Radiator and laminate flooring.

Bedroom Two 11'5" x 9'10" (3.5 x 3.0)



A light and airy, double bedroom with double glazed window, radiator and laminate flooring.

Family Bathroom 7'2" x 6'2" (2.2 x 1.9)



A contemporary family bathroom with three piece suit to include: panelled bath with overhead shower and screen, low level W.C. and vanity unit housing the wash basin with useful storage drawers below. Double glazed window, laminate flooring and towel heater.

Bedroom Three 9'6" x 6'2" (2.9 x 1.9)



A further double bedroom with double glazed window and radiator. Space for bedroom furniture.



## Feature Views



## Garage & Driveway

A private driveway provides ample off road parking and access to the garage with metal up and over door, power and light supplied.

## Tenure

Tenure is Freehold

## Council Tax Band

East Riding of Yorkshire Council Tax Band C

## EPC Rating

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 sale 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 under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal -EE, Vodafone and Three all Ok , O2 Good

Broadband - Basic 10 Mbps Ultrafast 10000 Mbps

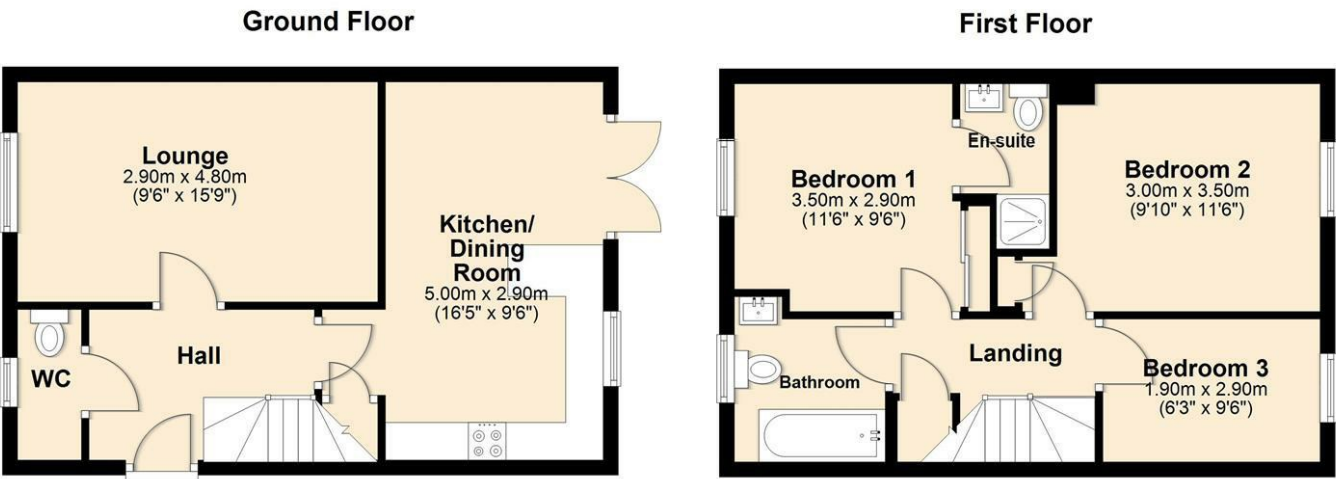
Coastal Erosion - No

Coalfield or Mining Area - No

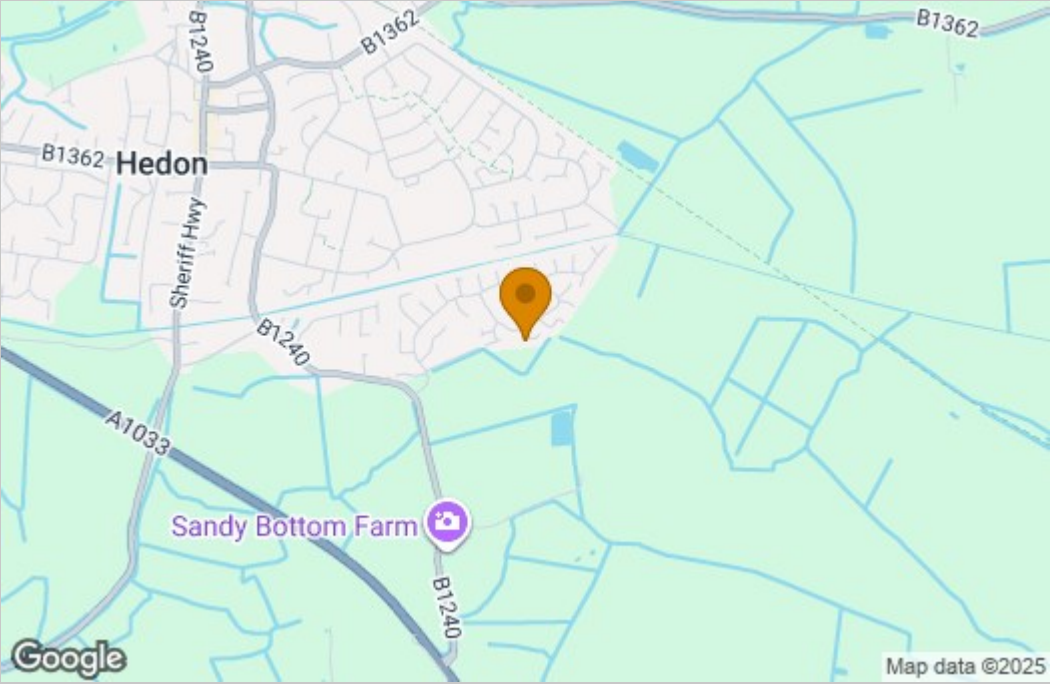
## Whitakers Estate Agent Declaration.

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.

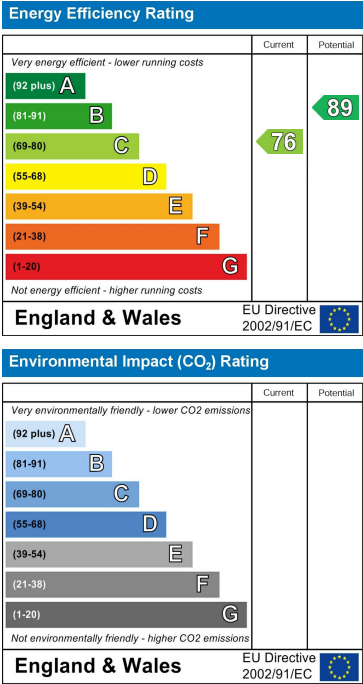
Floor Plan



Area Map



Energy Efficiency Graph



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.