

Whitakers

Estate Agents



5 Haymer Drive, Hedon, HU12 8PA

Offers Over £325,000

Willow Toft is a SUPERB DETACHED TRUE BUNGALOW enjoying the desirable Cul De Sac Setting of Haymer Drive, off Bond Street within the Historic Market Town of Hedon.

A sweeping DRIVEWAY leads up to the covered porch of the main entrance. A double glazed door opens into the welcoming hallway, inviting you in to view the generously proportioned accommodation on offer. French double doors open into the comfortable LOUNGE with feature fireplace and French patio doors to side and rear elevations, boasting views over the lovingly tended gardens that wrap around the property. There is a modern BREAKFAST KITCHEN & UTILITY with integrated appliances, perfect for the culinary member of the family and a formal DINING ROOM, ideal for entertaining family & friends. There is a family BATHROOM with FOUR PIECE SUITE including shower cubicle and a separate cloakroom W.C. THREE DOUBLE BEDROOMS with the Master bedroom having EN SUITE and a range of fitted wardrobes.

Outside there are lovingly tended GARDENS that wrap around the property with paved seating areas providing a lovely area to sit and relax whilst listening to the gentle trickle of the water feature, a lovely outdoor space for all to enjoy.

The property benefits from SOLAR PANELS and AIR SOURCE HEAT PUMP.

There is a private SWEEPING DRIVEWAY providing ample OFF ROAD PARKING and access to the GARAGE.

The property is ideally located within a community known for its excellent primary and secondary schools, as well as a variety of local amenities, including shops, inviting public houses, and delightful takeaways and restaurants.

Good transport links to the city of Hull and out to the coast.

A real must see, do not delay, call to arrange your viewing today !

Accommodation Comprising

Entrance & Hallway

A covered porchway with double glazed door opening into the hallway, welcoming you in to view the generously proportioned accommodation on offer with doors opening to

W.C. 5'8" x 4'9"(max) (1.74 x 1.47(max))

Fully tiled walls with vinyl floor covering. Fitted vanity unit housing the wash basin with useful storage cupboard below and toilet with concealed cistern. Double glazed window and radiator.

Lounge 19'6" x 17'3" (5.96 x 5.27)



A comfortable lounge with feature fireplace and French doors opening to the rear garden, a lovely room to relax and unwind whilst taking in the views of the pretty garden. Double glazed windows and French doors to rear and side elevations. Radiator and double doors into hallway.

Lounge Feature

Breakfast Kitchen 15'0" x 10'8" (4.58 x 3.27)



Well designed for the culinary member of the family with ample storage and work space, perfect for those who love to entertain family & friends. The well proportioned breakfast kitchen has a range of fitted units to base and walls with pull out larder unit and complimentary work surface incorporating the breakfast table. Built in

"Neff" double oven and induction hob with extractor unit above. Integrated dishwasher and fridge. Sink with drainer and mixer tap. Double glazed window overlooking the rear garden, fan floor heater and door into utility room.

Utility Room 9'2" x 6'2" (2.80 x 1.89)

With fitted units and sink unit with drainer and mixer tap. Plumbed for automatic washing machine and space for electric dryer. Double glazed window and door providing access to the rear garden.

Rear Bungalow



Dining Room 11'1" x 10'10" (3.40 x 3.31)



The formal dining room has ample space for table & chairs, perfect for entertaining and family gatherings. Attractive double glazed bay window to front elevation, radiator and laminate flooring.

Master Bedroom 12'1" x 12'0" (max) (3.70 x 3.67 (max))



A double bedroom with a range of fitted wardrobes, storage cupboards and drawers, providing ample storage space. Double glazed window, radiator and door to En Suite.

En Suite 8'6" x 5'5" (2.60 x 1.67)



The En Suite has tiled walls and tiled flooring. Vanity unit housing the wash basin with useful storage cupboard below and toilet with concealed cistern. Shower cubicle and useful storage cupboard. Double glazed window and radiator.

Bedroom Two 12'8" x 9'5" (3.88 x 2.88)



A double bedroom with double glazed window and radiator.

Bedroom Three/ Study 10'10" x 9'5" (3.32 x 2.88)



Bedroom three is currently used as the study with built in cupboard and shelving. Space for single bed. Double glazed window and radiator.

Integral Garage 18'8" x 8'8" (5.69 x 2.65)



Timber up and over door provides vehicle access. Power and light supplied.

Family Bathroom 9'5" x 5'8" (2.88 x 1.74)



The family bathroom has a four piece suite to include: panelled bath, low level W.C, shower cubicle and vanity unit housing the wash basin with useful storage cupboard below. Fully tiled

walls and flooring, double glazed window and towel heater.

Gardens



Lovingly tended gardens wrap around the property, adorned with beautiful mature trees and an array of decorative shrubbery and colourful plantings. There is paved patio area, providing a space for seating, a lovely spot to sit and admire this wonderful outdoor space whilst listening to the gentle trickle of the water feature.

Garden Water Feature

Patio Area



Heating

The property benefits from SOLAR PANELS and AIR SOURCE HEAT PUMP.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band E

EPC Rating

To be confirmed..

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, Three and O2 all Okay

Broadband - Basic 11 Mbps Ultrafast 1000Mbps

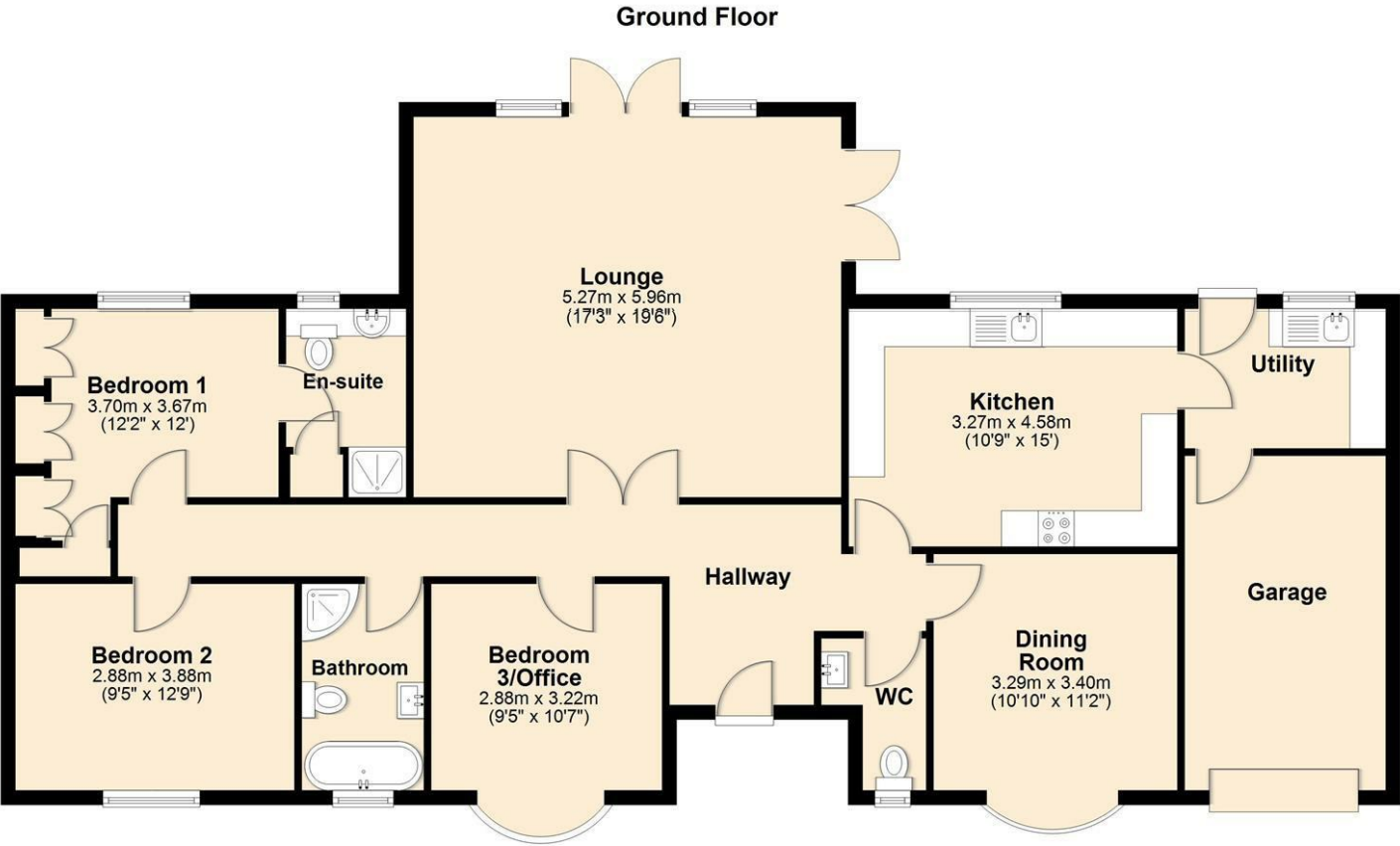
Coastal Erosion - No

Coalfield or Mining Area - No

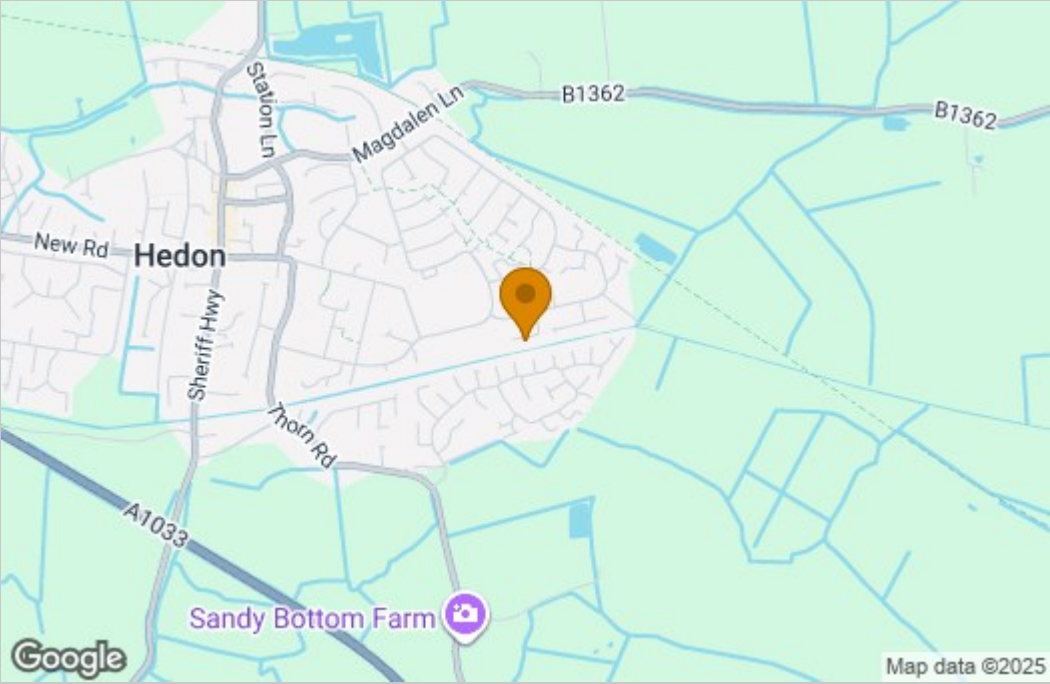
Whitakers Estate Agent Declaration.

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.

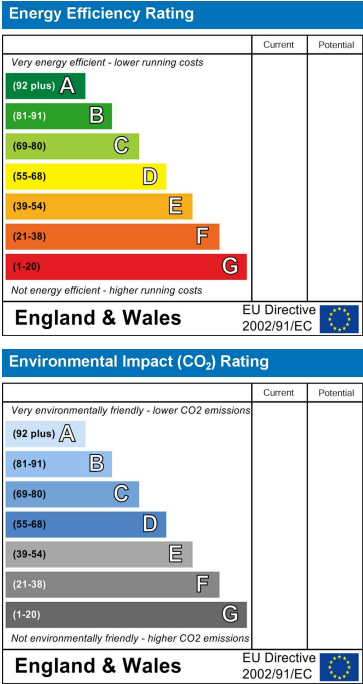
Floor Plan



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.