

# Whitakers

Estate Agents



## 7 Taillar Road, Hedon, HU12 8GU

**Guide price £300,000**

\*\*\* GUIDE PRICE £300,000 TO £320,000 \*\*\*

\*\*\*IMMACULATELY PRESENTED AND TASTEFULLY STYLED THROUGHOUT\*\*\*

Do not miss your opportunity to purchase this SUPERB DETACHED FAMILY HOME, set opposite the Children's Play Park on the popular Leaf Sail Farm Development Hedon,

The contemporary front entrance door opens to welcome you into view the accommodation on offer, lovingly upgraded and tastefully styled throughout to include : Entrance hall with tiled flooring and feature solid Oak staircase taking you up to the first floor. Solid Oak doors open to the Ground Floor W.C. and double doors open to the DINING ROOM, enjoying views over the Play Park, a lovely room for entertaining family & friends.

The contemporary BREAKFAST KITCHEN with adjoining UTILITY has a range of high gloss units and breakfast bar, perfect for the culinary member of the family. The light and airy LOUNGE with feature PATIO DOORS is a lovely room to relax and unwind whilst enjoying views over the rear GARDEN.

To the first floor is the FAMILY BATHROOM and FOUR generously proportioned BEDROOMS with the sumptuous Master bedroom having EN SUITE and fitted wardrobes.

Outside there are lovingly tended, family & pet friendly, walled GARDEN with Westerly facing aspect to the rear with a paved patio area, ideal for outdoor entertaining, a lovely outdoor space for the family to enjoy. There is a GARAGE and private DRIVEWAY, providing ample OFF ROAD PARKING and EV CHARGER

Do not delay, Call us to arrange your viewing today!!

## Accommodation Comprising

Entrance & Hallway 5'10" x 16'8" (1.8 x 5.1)



A contemporary composite front entrance door opens to welcome you in to view this tastefully styled family home with ceramic tiled floor, feature staircase with solid Oak balustrade taking you up to the first floor. Oak doors opening to.

Lounge 14'9" x 11'9" (4.5 x 3.6)



A comfortable lounge with feature fireplace and double glazed patio doors enjoying views and opening out to the rear garden, a lovely room to relax and unwind. Solid Oak door and radiator.

Lounge Feature

Breakfast Kitchen 13'5" x 8'8" (4.1 x 2.65)



The contemporary breakfast kitchen has a range of high gloss units to base and walls with complimentary work surfaces and breakfast bar. Tiled splashbacks and flooring. Built in oven and induction hob with stainless steel extractor hood above. Sink unit with mixer tap and drainer. Radiator and a double glazed window overlooking the garden.

Dining Room 10'7" x 9'4" (3.23 x 2.86)



Solid Oak double doors open into the dining room with feature walk in double glazed bay window to front elevation, enjoying views over the children's play park, a lovely room for entertaining family & friends. Solid wood flooring and radiator.

Master Bedroom 14'9" x 11'8" (4.5 x 3.56 )



A sumptuous, generously proportioned master bedroom with a range of fitted sliding wardrobes, providing ample storage facilities. Double glazed window, radiator and door to En Suite.

En Suite 8'10" x 5'2" (2.7 x 1.6)



A contemporary, fully tiled En Suite with large walk in shower cubicle and vanity unit housing the wash basin with useful storage below and toilet with concealed cistern. Chrome towel heater and double glazed window.

Ground Floor W.C. 5'6" x 4'3" (1.7 x 1.3)



With vanity unit housing the wash basin with useful storage cupboard below. Tiling to walls and toilet with concealed cistern. Chrome towel heater and tiled floor.

Utility Room 5'6" x 5'6" (1.7 x 1.7)

Useful utility room with a range of units. Plumbing for automatic washing machine, space for dryer. Double glazed door opening to the side elevation.

Bedroom Two 13'5" x 8'10" (4.1 x 2.7)



A double bedroom with double glazed window and radiator.

Bedroom Three 9'10" x 9'4" (3.0 x 2.86)



A double bedroom with double glazed window and radiator.

Bedroom Four 11'1" x 8'10" (3.4 x 2.7)



A further double bedroom with double glazed window and radiator.

**Family Bathroom 9'4" x 5'10" (2.86 x 1.8)**  
Fully tiled bathroom with three piece suite to include: P shape panelled bath with overhead shower and glazed screen. Low level W.C. and vanity unit housing the wash basin. Chrome towel heater and double glazed window.

**Garage & Driveway 16'4" x 9'10" (5 x 3)**  
The private driveway provides ample off road parking and access to the garage with remote opening door providing vehicle access. Power and light supplied. EV charger included

#### Gardens



An attractive, family friendly, walled garden with westerly aspect, mainly laid to lawn with a paved patio area, ideal for dining "al fresco". An array of decorative shrubbery and plantings to borders. Timber fencing to part of the boundary. A lovely outdoor space for the family to enjoy.

#### Tenure

Tenure is Freehold

#### Council Tax Band

East Riding of Yorkshire Council Tax Band E

#### EPC Rating

EPC rating C

#### Material Information:

Construction - Brick Under Tiled Roof

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - O2, EE, Vodafone & Three all okay

Broadband - Basic 7Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

#### 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

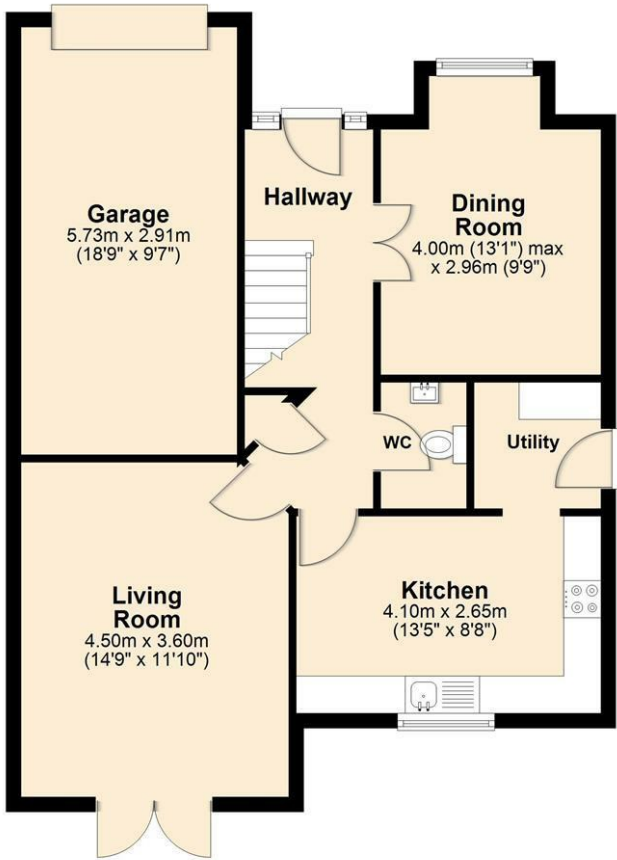
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration:

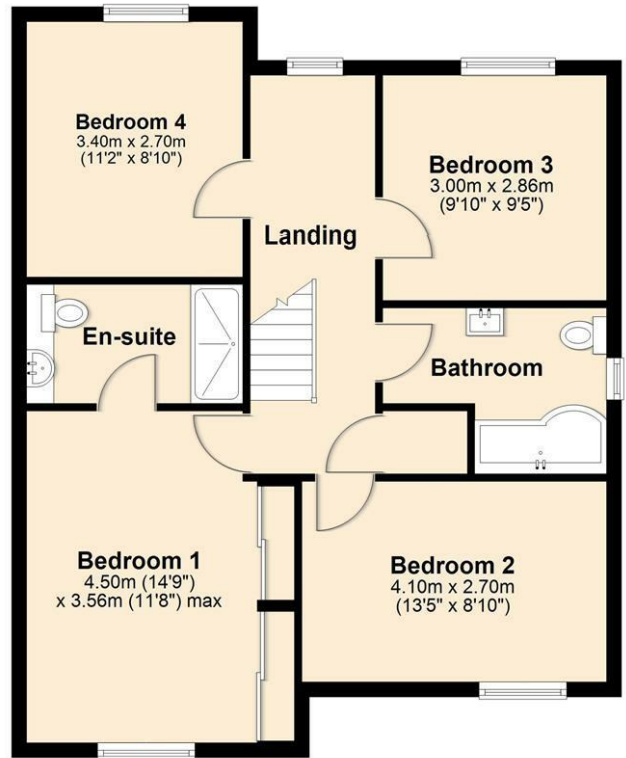
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# Floor Plan

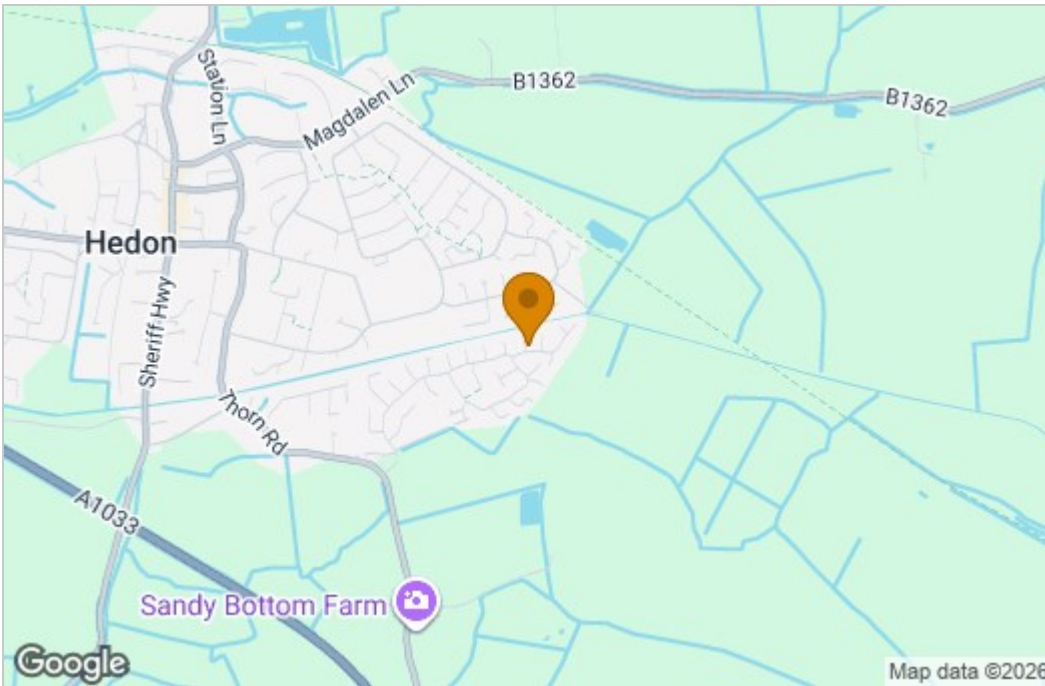
**Ground Floor**



**First Floor**



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.