

# Whitakers

Estate Agents



## 7 Fairfax Drive, HU12 8PF

**£220,000**

This Superb Semi Detached Dormer Bungalow is set down a quiet Cul De Sac at the heart of the Historic Market Town of Hedon, enjoying wonderful views of mature trees and open countryside to the front elevation and easy access into the town.

Having been loved by the previous owners, this wonderful family home comes to market with NO ONWARD CHAIN, ready for new owners to relive and make it their own. The property offers generously proportioned accommodation. The entrance door to the side elevation opens to welcome you in to view. Once inside, the property has a lovely homely feel with open plan living spaces well designed for family life and gatherings. The through LOUNGE to DINING area with adjoining CONSERVATORY offers comfortable space for the the family to relax and unwind., enjoying views over the delightful garden, creating a lovely space for entertaining family & friends. There is a fitted KITCHEN with UTILITY AREA and a GROUND FLOOR W.C. There is a family SHOWER ROOM and THREE good size BEDROOMS to the first floor.

Outside there is a lovingly tended rear GARDEN with Paved patio areas, providing ample seating areas, ideal for dining "al fresco" or to just sit and admire the wonders of this outdoor space.

There is a PRIVATE DRIVEWAY, providing ample OFF ROAD PARKING SPACE and access to the GARAGE.

Located at the heart of Hedon offering easy access to all the shops, pubs, restaurants, and highly regarded schools, as well as scenic RURAL WALKS and the Fishing Pond nearby.

Transport services in to Hull and direct train access to London, your travel options are easily covered.

This wonderful home comes to market with NO ONWARD CHAIN, just waiting for new owners to love.

**VIEWING IS HIGHLY RECOMMENDED!**

## Accommodation Comprising

### Entrance & Hallway



A canopied front entrance door opens to welcome you in to view this lovely home with stairs taking you up to the first floor and doors opening to ...

Lounge 16'2" x 12'1" (4.94 x 3.70)

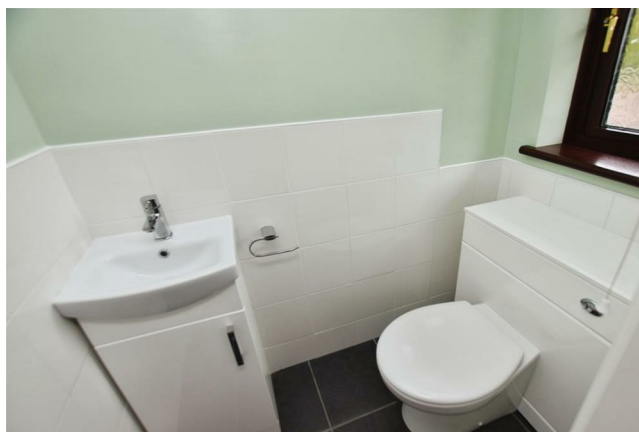


A comfortable lounge with feature fireplace and patio doors opening into the conservatory, extending the living space, perfect for family gatherings and entertaining. Double glazed window and radiator.

### Lounge Feature Fireplace



## Ground Floor W.C 5'2" x 2'11" (1.59 x 0.91)



Ground floor W.C. to include toilet with concealed cistern and vanity unit housing the wash basin with useful storage below. Tiled splashbacks, double glazed window and radiator.

Breakfast Kitchen 16'2" x 10'3" (max) (4.95 x 3.14 (max))



The breakfast kitchen has a good range of fitted units to base and walls with complimentary work surface incorporating a breakfast bar, tiled splashbacks and integrated fridge freezer. Space for slot in cooker, plumbed for automatic washing machine and ceramic sink with mixer tap. Double glazed window to front & side elevations with a door providing access to the side driveway and gardens.

Conservatory 12'0" x 9'6" (3.67 x 2.90)



A light and airy conservatory, enjoying views over the rear garden. Part brick polycarbonate roof, double glazed windows and French doors opening to the rear garden.

Bedroom One 12'7" x 9'11" (max) (3.84 x 3.03 (max))



A double bedroom enjoying views of mature trees and open countryside to the front elevation. An impressive range of fitted wardrobes and dressing area, providing ample storage facilities. Double glazed window and radiator.

View From First Floor



Bedroom Two 8'7" x 7'8" (2.64 x 2.34)



A double bedroom with double glazed window and radiator

Bedroom Three 9'9" x 7'1" (2.99 x 2.18)



A single bedroom with double glazed window and radiator.

Family Shower room 6'3" x 5'5" (1.93 x 1.66)



The shower room has a walk in shower cubicle and vanity unit housing the basin and toilet with concealed cistern. Tiling to walls, towel heater and double glazed window.

Gardens

The front garden has attractive slate chippings

and a block paved driveway, providing ample off road parking for several vehicles and leads down to the garage with gated access to the rear garden.

The rear garden is mainly laid to lawn with a paved patio area and timber fencing to boundaries, a lovely outdoor space for the family to enjoy.

#### Garage & Driveway

A private block paved driveway with decorative slate chippings, provides ample off road parking space for several vehicles and leads to the garage with metal up and over door.

#### Fairfax Drive View to Church



#### Tenure

Tenure is Freehold

#### Council Tax Band

East Riding of Yorkshire Council Tax Band C

#### EPC Rating

tbc

#### 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 - O2/ Three/ Vodafone and EE all okay

Broadband - Basic 18 Mbps / Ultrafast 1000 Mbps

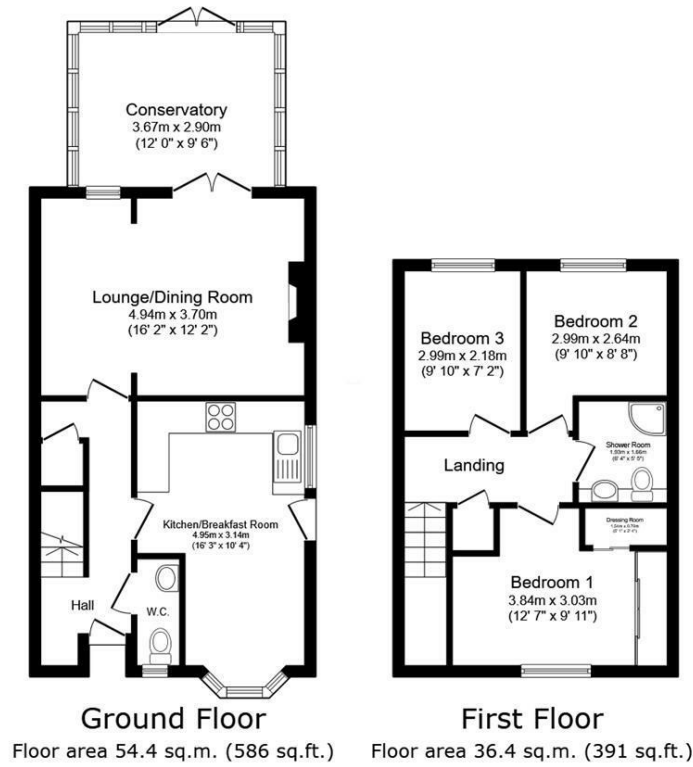
Coastal Erosion - No

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.

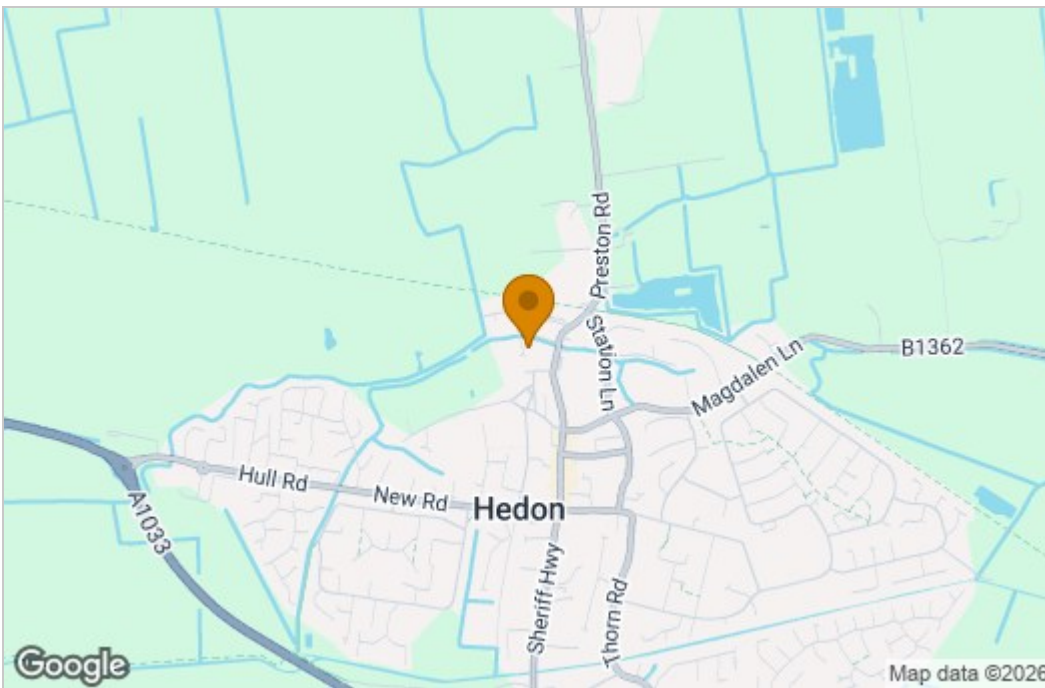
# Floor Plan



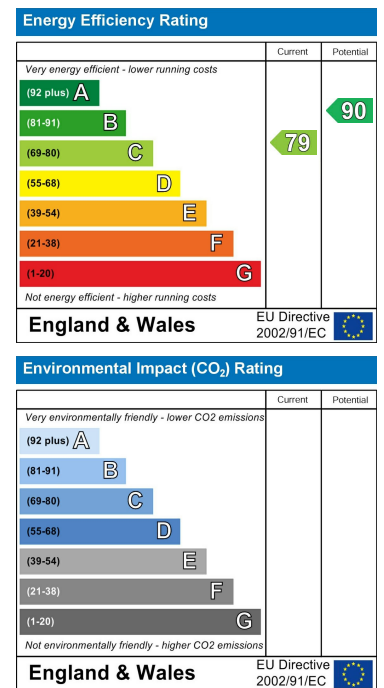
Total floor area: 90.8 sq.m. (977 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.