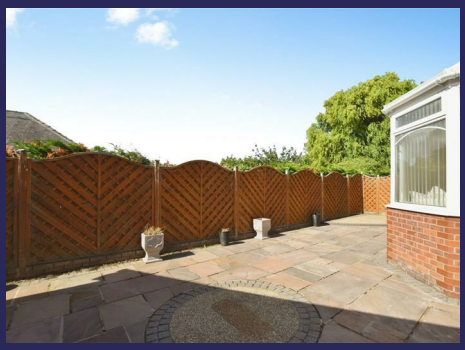
Whitakers
Estate Agents



14 Hildyard Close, HU12 8PE

£265,000

This Superb DETACHED TRUE BUNGALOW enjoys the Cul De Sac Setting of Hildyard Close, off Acklam Road, a sought after location being close to the centre of the Historic Market Town of Hedon
This generously proportioned accommodation boasts THREE BEDROOMS, Two with fitted furniture and the third is currently used as a DINING ROOM open to the CONSERVATORY. a lovely space to sit and enjoy the views over the garden and beyond.
The HALLWAY invites you to view the beautifully presented accommodation on offer. Doors open to the comfortable LOUNGE with feature fireplace and bay window, a lovely light and airy room designed for relaxing.
There is a modern BREAKFAST KITCHEN, well designed for the culinary member of the family with a range of fitted units and integrated appliances.
There are THREE well proportioned BEDROOMS two of which include fitted furniture and a contemporary SHOWER ROOM with three piece suite.
Outside there is a fully enclosed, easy to maintained rear GARDEN with attractive paving stones providing ample space for table & chairs, deal for dining "al fresco" a lovely enclosed area to sit and enjoy your morning coffee.
A PRIVATE BLOCK PAVED DRIVEWAY, provides ample OFF ROAD PARKING and access to the detached GARAGE.
This lovely bungalow is perfect for those looking to downsize or just to live on one level, offering space and comfort whilst a short walk takes you into the town of Hedon and all the amenities that the town has to offer.
We invite you to come take a look, call us today to arrange your viewing!

Accommodation Comprising

Entrance & Hallway

A double glazed front entrance door opens to welcome you in to view the tastefully styled accommodation on offer.

Lounge 17'10" x 14'11" (max) (5.45 x 4.57 (max))

A comfortable lounge, perfect to relax and unwind with feature fireplace and walk in bay window to front elevation. Radiator and double glazed window to side elevation.

Lounge Fireplace

Attractive fire surround with inset "living flame" gas fire.

Breakfast Kitchen 11'6" x 10'2" (3.53 x 3.12)

The modern breakfast kitchen has a range of fitted units to base & walls with complimentary work surface, incorporating the breakfast bar and tiled splashbacks. Stainless steel sink with mixer tap and drainer. Built in oven and gas hob with stainless steel extractor hood above. Integrated fridge freezer and dishwasher. Plumbing for automatic washing machine. Double glazed window and door provides access to the side elevation. Radiator and vinyl flooring.

Kitchen

With a range of fitted units.

Dining Room/ Bedroom Three 11'1" x 7'9" (3.38 x 2.38)

The third bedroom is currently used as the dining room with an opening to the conservatory, creating a lovely space for entertaining family & friends.

Bedroom One 12'10" x 10'4" (3.92 x 3.17)

A double bedroom with a range of sliding wardrobes including drawers and shelving. Double glazed window and radiator.

Bedroom Two 12'8" x 12'8" (3.87 x 3.87)

A double bedroom with a range of fitted wardrobes. Double glazed window and radiator.

Conservatory 9'4" x 7'10" (2.87 x 2.41)

Open from the dining area, part brick with double glazed windows to all sides and patio doors open out to the rear garden, a lovely room to sit and enjoy the evening sunshine.

Shower / Bathroom 13'6" x 5'4" (4.13 x 1.65)

A contemporary shower room with walk in shower cubicle, pedestal wash basin and low level W.C. Tiling to walls and floor. Double glazed window and chrome towel heater.

Rear Garden

A delightful, enclosed rear garden, enjoying views of mature trees, a lovely back drop to this outdoor area with attractive paving stones and ample space for table & chairs. Timber fencing and a gate provides access to the driveway.

Patio Area

Driveway & Garage

A private block paved driveway provides ample off road parking and access to the detached garage. Metal up and over door provides vehicle access into the garage with power and light supplied. Storage space to loft area.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band C

EPC Rating

EPC rating to be confirmed

Making An Offer

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

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.

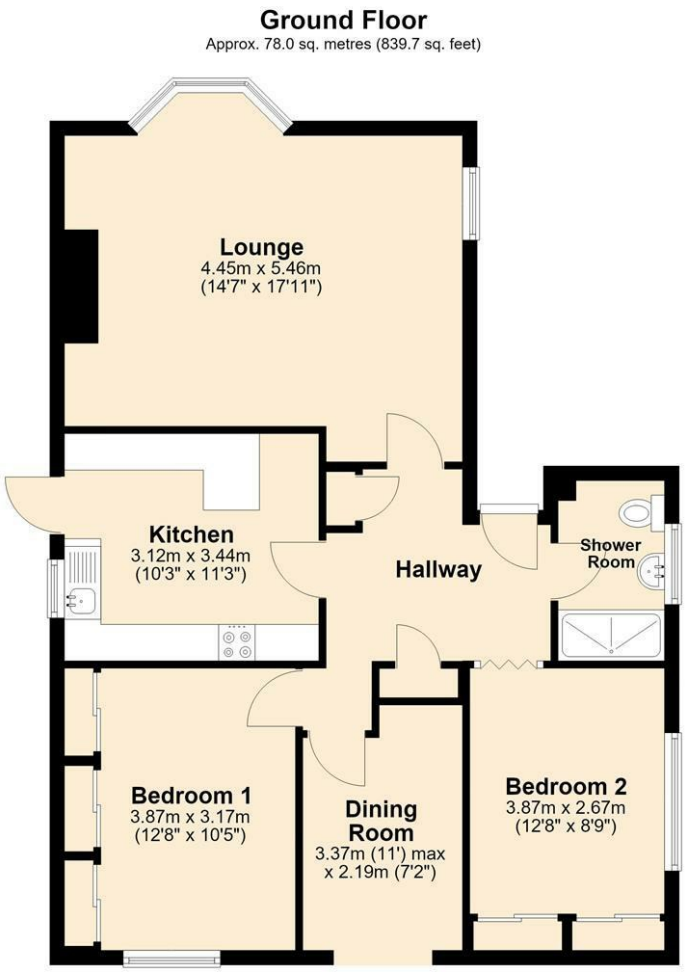
Material Information.

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - O2/ Vodafone/Three all good EE okay
Broadband - Basic 19 Mbps / Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.

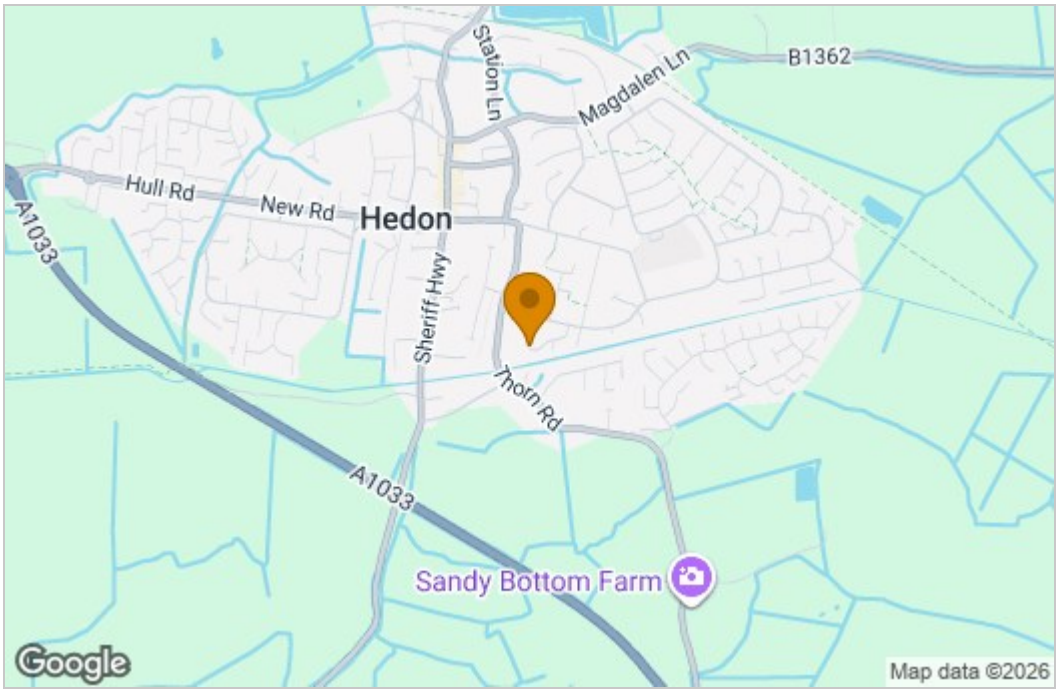
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

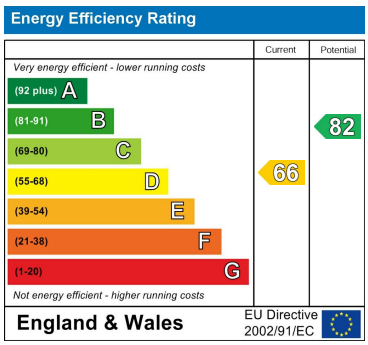


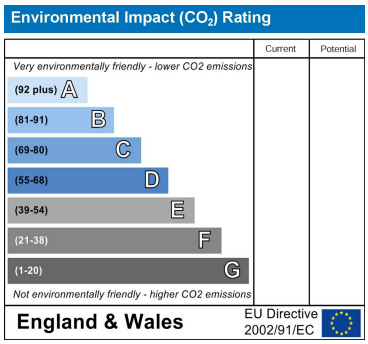
Total area: approx. 78.0 sq. metres (839.7 sq. feet)

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.

3 St. Augustines Gate, HU12 8EU, Hedon, East Riding of Yorkshire, HU12 8EU
Tel: 01482 890111 Email: hedon@whitakers.co.uk https://www.whitakers.co.uk