

Whitakers

Estate Agents



8 Harrington Court, Hedon, HU12 8QD

Guide price £175,000

*** GUIDE PRICE £175,000 TO £185,000 ***

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 front entrance door opens to welcome you in to view the well proportioned accommodation on offer to include: Hallway, a door opens to the comfortable LOUNGE with feature fireplace and walk in bay window to the front elevation. The DINING KITCHEN enjoys delightful views over the garden, creating a lovely space for entertaining family & friends.

To the first floor is the family BATHROOM and THREE well-proportioned BEDROOMS all include fitted wardrobes, offering superb storage solutions.

Outside there is a family friendly GARDEN, adorned with mature trees and decorative shrubbery with a paved PATIO, ideal for dining "al fresco" There is a pebbled front, providing ample OFF ROAD PARKING for several vehicles. This well-maintained property comes to market offering a fantastic opportunity for those seeking a family home in a desirable setting, combining comfortable living spaces and practical 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 front entrance door opens to welcome you in to view this family home. Stairs take you up to the first floor and a door opens to the lounge.

Lounge 14'5" x 11'9" (4.4 x 3.6)



A comfortable lounge with feature fireplace and walk in bay window to the front elevation. Solid wood flooring, useful storage cupboard and radiator.

Lounge Feature



Dining Kitchen 14'9" x 8'2" (4.5 x 2.5)



The dining kitchen has a range of fitted units to base and walls with complimentary work surface

and tiled splashbacks. Built in oven and gas hob with stainless steel extractor hood above.

Bedroom One 11'9" x 8'10" (3.6 x 2.7)



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

Bedroom Two 10'9" x 7'1" (3.3 x 2.17)



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

Bedroom Three 7'6" x 6'6" (2.3 x 2.0)



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

Family Bathroom 5'10" x 5'2" (1.8 x 1.6)



The family bathroom has tiling to walls and laminate flooring with three piece suite 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 and chrome towel heater.

Gardens



There is ample off road parking to the front of the property with decorative pebbles and a paved walkway leading to the front entrance door. The enclosed rear garden is mainly laid to lawn , adorned with beautiful mature trees, attractive shrubbery and colourful plantings. Family friendly with timber fencing to boundaries and an attractive brick wall with gated access out to the front, a lovely outdoor space for the family to enjoy.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band B

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 Appraisal/Valuation

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 Agents 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.

The figure displays two floor plans side-by-side. The left plan is the Ground Floor, featuring a Kitchen/Dining Area (4.50m x 2.50m) at the top, a Lounge (4.40m x 3.60m) at the bottom, and a central Hall with a staircase. The right plan is the First Floor, featuring three bedrooms: Bedroom 1 (3.60m x 2.70m), Bedroom 2 (3.30m x 2.17m), and Bedroom 3 (2.30m x 2.00m), along with a Bathroom (1.80m x 1.60m) and a central Landing area.

Ground Floor
 Floor area 32.1 sq.m. (346 sq.ft.)

First Floor
 Floor area 31.5 sq.m. (339 sq.ft.)

Total floor area: 63.6 sq.m. (685 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

A map of Hedon, Lincolnshire, showing the location of Sandy Bottom Farm. The map includes labels for Hedon, Sandy Bottom Farm, and surrounding roads like Station Ln, Magdalen Ln, and A1033. A red pin marks the location of Sandy Bottom Farm.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		72	84
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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