

# Whitakers

Estate Agents



**2 Spicers Road, Hedon, HU12 8RP**

**£285,000**

Whitakers are delighted to bring this extended 3/4 bedroom family home to the market!

Situated on this sought after modern development in the popular market town of Hedon, close to local shops, schools and amenities, the property also enjoys excellent transport links into the City of Hull and to surrounding East Coast villages.

Presented in "move-in" condition, the property has been extended and much improved to provide versatile and flexible family accommodation, perfect for the growing family!

Well positioned on a peaceful cul-de-sac, the property briefly comprises; entrance hallway, lounge, dining kitchen, garden room, bedroom/games room and a utility room to the ground floor whilst there are 3 bedrooms, the master being ensuite together with a family bathroom to the first floor.

Having the additional benefit of private driveway parking and handy storage/gym to the front together with a lovely enclosed rear garden with bar, the property also features gas central heating and uPVC double glazing throughout, hence internal viewing is highly recommended to fully appreciate the scale and versatility of accommodation on offer!

## The Accommodation Comprises

### Entrance Hallway

Composite door into entrance hallway with central heating radiator and door into.....

### Downstairs Cloakroom

With low flush wc, hand wash basin and uPVC double glazed window to side aspect.

### Lounge 16'7 x 11'11 (5.05m x 3.63m)



Door from hallway into spacious lounge with uPVC double glazed bow window to front aspect, carpeted flooring, central heating radiator, under stair cupboard and stairs to first floor landing.

### Kitchen 9'5 x 7'8 (2.87m x 2.34m)



With a range of fitted wall and base units, contrasting work surfaces and splash backs. 4 ring gas hob with extractor over and electric fan oven below, 1 1/2 bowl composite sink/drainer with mixer taps and plumbing for dish washer. uPVC double glazed window to rear aspect and uPVC French doors to rear garden, plinth lighting, ceiling spot lights, under floor heating and vinyl flooring extending through into.....

### Dining Room 9'5 x 15'1 (2.87m x 4.60m)



With ample space for family dining, further fitted wall and tower units with space for American style fridge/freezer, under floor heating and central heating radiator.

### Garden Room/Play Room 15'10 x 6'9 (4.83m x 2.06m)



Spacious and versatile room with carpeted flooring, central heating radiator and uPVC French doors into garden, internal door into.....

### Bedroom Four/Office 9'9 x 6'10 (2.97m x 2.08m)



With carpeted flooring, central heating radiator, uPVC double glazed window to side aspect and door into....

### Utility Area

With plumbing for automatic washing machine and space for free standing appliances.

### First Floor Landing

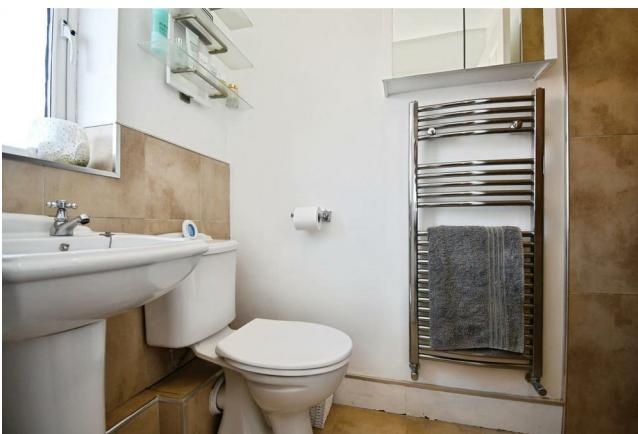
Stairs from lounge to first floor landing with uPVC double glazed side window and carpeted flooring.

### Bedroom One 12'1 x 10'11 (3.68m x 3.33m)



With uPVC double glazed window to rear aspect, fitted wardrobes, carpeted flooring, central heating radiator and door into....

## Ensuite



With tiled flooring and partly tiled walls, shower cubicle, low flush WC, pedestal hand wash basin, heated towel rail, extractor fan and uPVC double glazed window to the rear aspect.

## Bedroom Two 10'5 x 7'11 (3.18m x 2.41m)



With uPVC double glazed window to front aspect, carpeted flooring and central heating radiator.

## Bedroom Three 7'2 x 7'5 (2.18m x 2.26m)



With uPVC double glazed window to front aspect, carpeted flooring and central heating radiator.

## Family Bathroom



Tiled flooring, partly tiled walls, bath with electric shower over and glazed screen, hand wash basin, low flush WC, wall mounted radiator, extractor fan and uPVC double glazed window to side aspect.

## Games Room/Bar 7'4 x 14'9 (2.24m x 4.50m)

Situated at the foot of the garden is the versatile games room/bar with electric supply, tv point and additional storage.

## Outside



The front of the property is paved to provide off road parking whilst located off the driveway there is a handy front games room/home gym. Side gate access leads to the lovely enclosed rear garden with paved patio seating area, further decked seating to the side and rear, artificial lawn, brick built barbecue and fencing to the perimeters.

## Tenure

The property is Freehold

## Council Tax

Band C

East Riding of Yorkshire Council

## EPC

EPC Awaited

## 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.

**Material Information:**

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 5 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning -

11/04720/PLF | (19-10-2011) Status: Application

Refused Erection of a two storey extension to rear and installation of roof lights to side (north), front (east) and rear (west) elevations (amended scheme of application 11/02597/PLF)

18/00733/PLF | (30-05-2018) Status: Application

Refused Erection of two storey extension to side

04/01009/PLF | (09-02-2004) Status: Application

Approved Erection of single storey extension at side

11/02597/PLF | (09-06-2011) Status: Application

Refused Erection of a two storey extension to side

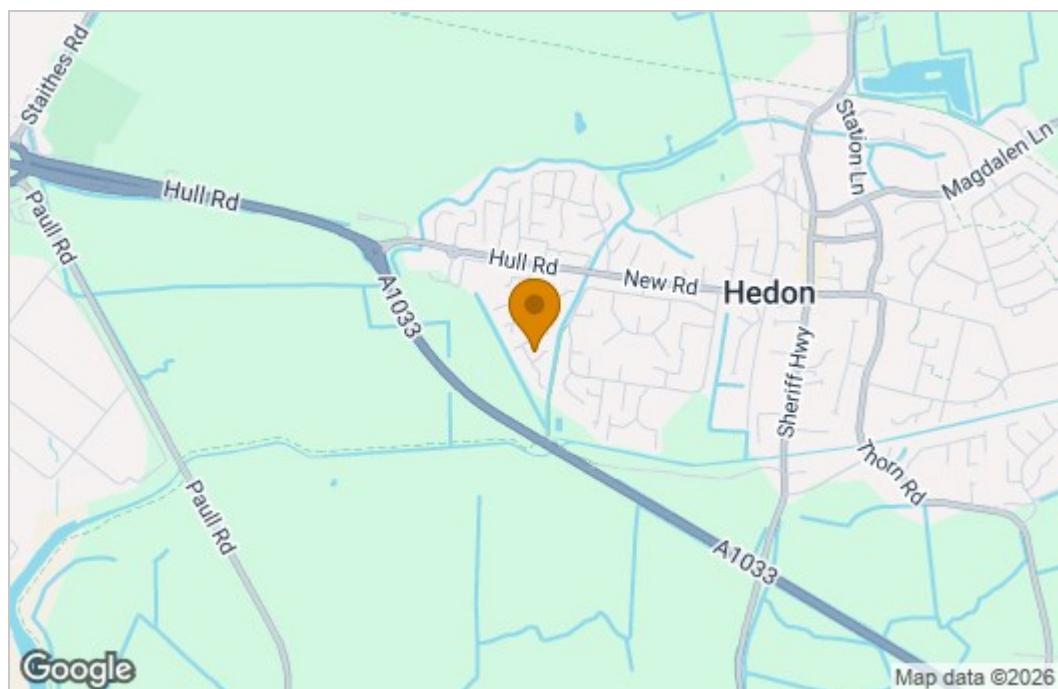
**Whitakers Estate Agent Declaration:**

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.

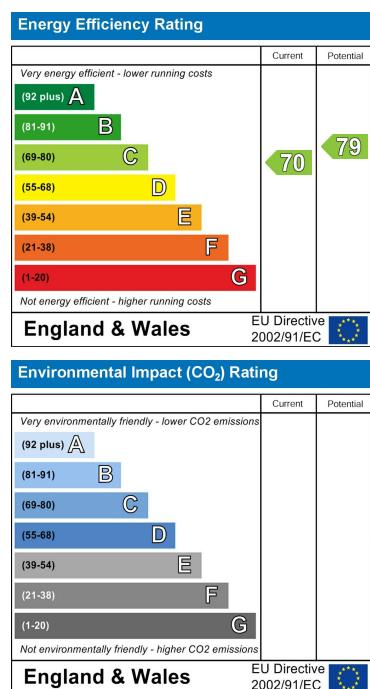
## Floor Plan



## 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.