

Whitakers

Estate Agents



4 Pollards Close, Hedon, HU12 8FR

£279,950

NO ONWARD CHAIN!

IMMACULATELY PRESENTED THROUGHOUT AND OFFERED IN TRUE MOVE-IN CONDITION, THIS STUNNING THREE-BEDROOM DETACHED FAMILY HOME IS LOCATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF HEDON. PERFECTLY SUITED TO A WIDE RANGE OF BUYERS, THIS BEAUTIFUL HOME OFFERS THE OPPORTUNITY TO MOVE STRAIGHT IN AND ENJOY, WITH NO WORK REQUIRED.

THE PROPERTY BOASTS SPACIOUS AND WELL-APPOINTED ACCOMMODATION THROUGHOUT, INCLUDING A CONVENIENT GROUND FLOOR WC, THREE GENEROUSLY SIZED BEDROOMS TO THE FIRST FLOOR, AND A STYLISH OPEN-PLAN KITCHEN/DINING AREA COMPLETE WITH INTEGRATED APPLIANCES, IDEAL FOR MODERN FAMILY LIVING AND ENTERTAINING. OUTSIDE, THE PROPERTY BENEFITS FROM ATTRACTIVE, LOW-MAINTENANCE GARDENS THAT HAVE BEEN THOUGHTFULLY DESIGNED TO PROVIDE A MODERN AND ENJOYABLE OUTDOOR SPACE.

READY FOR ITS NEXT OWNERS TO SIMPLY UNPACK AND SETTLE IN, THIS EXCEPTIONAL HOME MUST BE VIEWED TO BE FULLY APPRECIATED. EARLY VIEWINGS ARE HIGHLY RECOMMENDED.

Entrance Hall

Laminate flooring with a UPVC window to the side aspect, leading to;

Cloak Room



Convenient, downstairs cloak room, comprises low level WC, sink, and a radiator.

Lounge



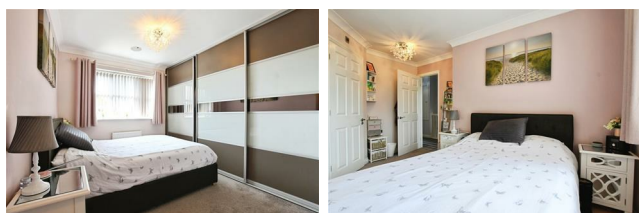
Spacious lounge, immaculately presented throughout, with a large square bay window to the front aspect, carpeted throughout with a radiator, and a gas fire.

Fitted Kitchen/Dining Area



Spacious fitted kitchen/dining area, modern, and spacious, presented in move in condition, and French doors leading to the rear gardens. The 'U Shaped' kitchen comprises of integrated appliances, lino flooring throughout, leading to the spacious dining area. The kitchen also benefits from a doorway leading to the garage.

Bedroom 1



Carpeted throughout with a UPVC window to the

rear aspect, and fitted wardrobes. Leading to the En-suite.

En-Suite



En-suite leading from the master bedroom. Comprising of a shower with an independent closure, low level WC and a vanity sink, providing extra storage, with carpeted flooring.

Bedroom 2



Second double bedroom, with a UPVC window to the front aspect, carpeted flooring, and a radiator.

Bedroom 3



Single bedroom, with a UPVC window to the rear aspect with laminate flooring, and a radiator.

Family Bathroom

Modern family bathroom, comprising of a UPVC window to the front aspect, a vanity sink unit, providing additional storage space, bath with an overhead shower, and well presented lino flooring throughout.

Gardens



Beautifully presented south facing rear garden, comprising of artificial grass, a summer house, and low maintenance living. There is also access to the brick built garage from the rear garden, and via an up and over door at the front of the property. To the front of the property, benefits from off street parking for multiple vehicles. This home is situated on a private road with just four homes, for persons who prefer a more private location.

Council Tax

East Riding of Yorkshire council tax band D

Tenure

Freehold

EPC

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 under tile

Conservation Area - no

Flood Risk - very low

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

Broadband - Basic 8 Mbps Ultrafast 10000 Mbps

Coastal Erosion - no

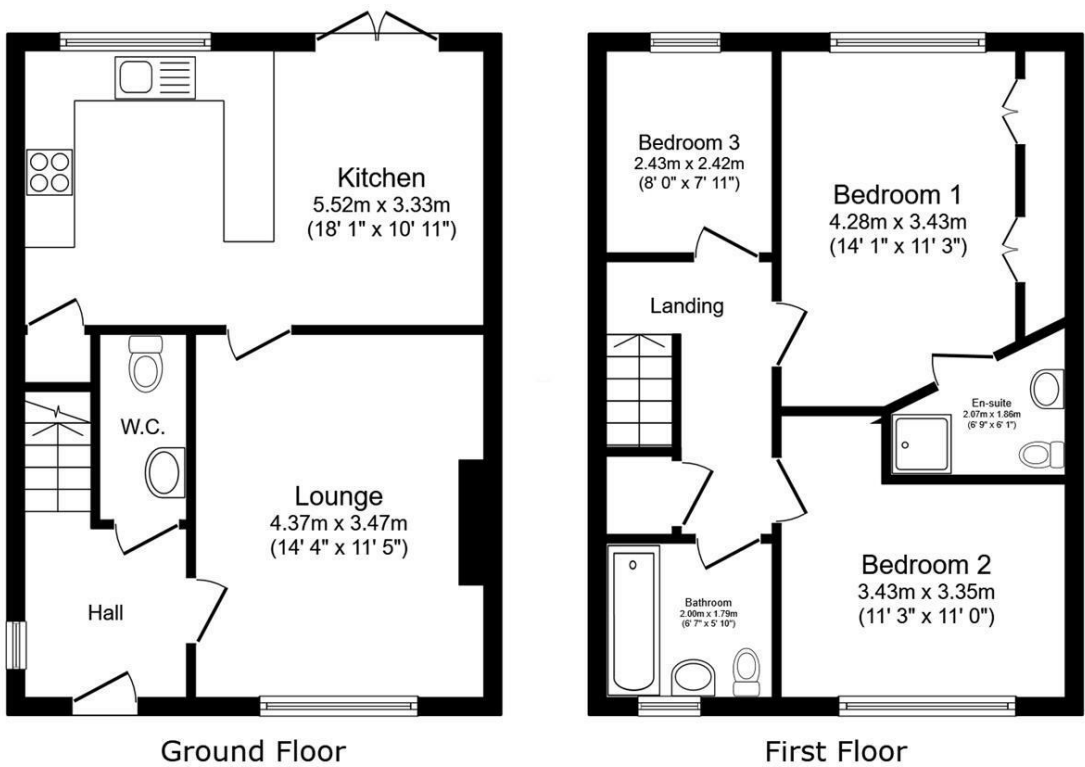
Coalfield or Mining Area - no

Planning - 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



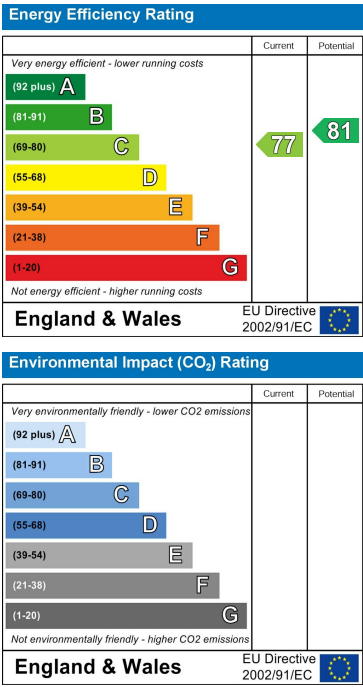
Total floor area: 85.8 sq.m. (923 sq.ft.)

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.