Whitakers
Estate Agents









44 Cleeve Road, Hedon, HU12 8PH

£239,950

SITUATED IN THE HISTORIC MARKET TOWN OF HEDON WITH GOOD TRANSPORT LINKS TO THE EAST COAST, HULL CITY CENTRE AND THE M62 CORRIDOR BEYOND, THIS MODERN STYLE DETACHED BUNGALOW IS AN IDEAL OPPORTUNITY FOR THE PURCHASER LOOKING TO DOWN SIZE.

ENJOYING A CORNER PLOT OF GOOD PROPORTION, THE PROPERTY BRIEFLY COMPRISES RECEPTION HALL, LOUNGE, FITTED DINING KITCHEN, THREE BEDROOMS AND SHOWER ROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. SET WITHIN PLEASANT GARDENS WITH A BRICK BUILT GARAGE ACCESSIBLE VIA A PRIVATE DRIVEWAY WHICH CAN ACCOMMODATE FURTHER OFF STREET PARKING AMENITIES, THE PROPERTY IS WELL PRESENTED THROUGHOUT AND APPOINTMENTS TO VIEW INTERNALLY ARE INVITED.

Entrance Hall

Attractive laminate flooring, two useful storage cupboards and a radiator.

Lounge 17'8" x 10'0" (5.40 x 3.06)



Laminate flooring continues. Adam style fire surround with marble effect back and hearth incorporating a coal effect gas fire and an angled bay window to the front aspect and window to the side aspect allowing plenty of natural light

Lounge Feature



Dining Kitchen 12'7" x 10'4" (3.85 x 3.15)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap Window to the rear aspect, laminate flooring, partially tiled walls, a radiator, plumbing for an automatic washing machine and integrated appliances include an electric oven and grill, four ring gas hob and an over head filter canopy

Bedroom Three/ Snug 10'11" x 7'8" (3.35 x 2.34)



A light and airy room with French Doors enjoying access and views over the garden. Radiator and laminate flooring.

Bedroom One 11'2" x 10'4" (3.42 x 3.15)



Window to the rear aspect, laminate flooring, loft access which is partially boarded via a loft ladder and there is a radiator.

Bedroom Two 12'7" x 10'5" (3.85 x 3.20)



Window to the side aspect and a radiator

Shower Room



A plumbed shower unit within a double independent enclosure, wash hand basin with a pedestal and a dual flush low level wc. Three are spotlights to the ceiling and a chrome heated towel rail

Gardens



The property enjoys an enclosed corner plot with gardens laid mainly to decorative aggregates and there a re patio areas to the rear.

Private Drive & Garage



A brick built garage is accessible via wrought iron gates to a private side drive and has an automatic vehicular door, has lights and power supply and also a side personnel door

Council Tax

East Riding of Yorkshire Council - band D

Tenure

This property is Freehold

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.

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.

Material Information:

Construction - Brick under a tiled roof
Conservation Area - No
Flood Risk - Low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - Basic 16 Mbps Ultrafast 10000 Mpbs
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

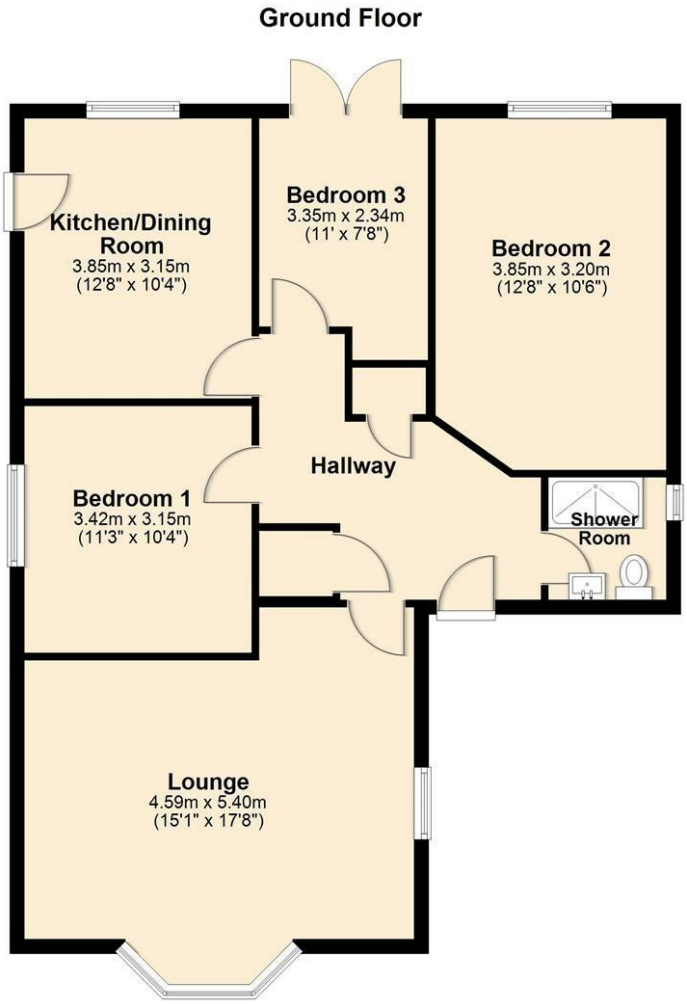
Offering On A Property

In order to progress an offer, we are legally required by HMRC to conduct anti-money

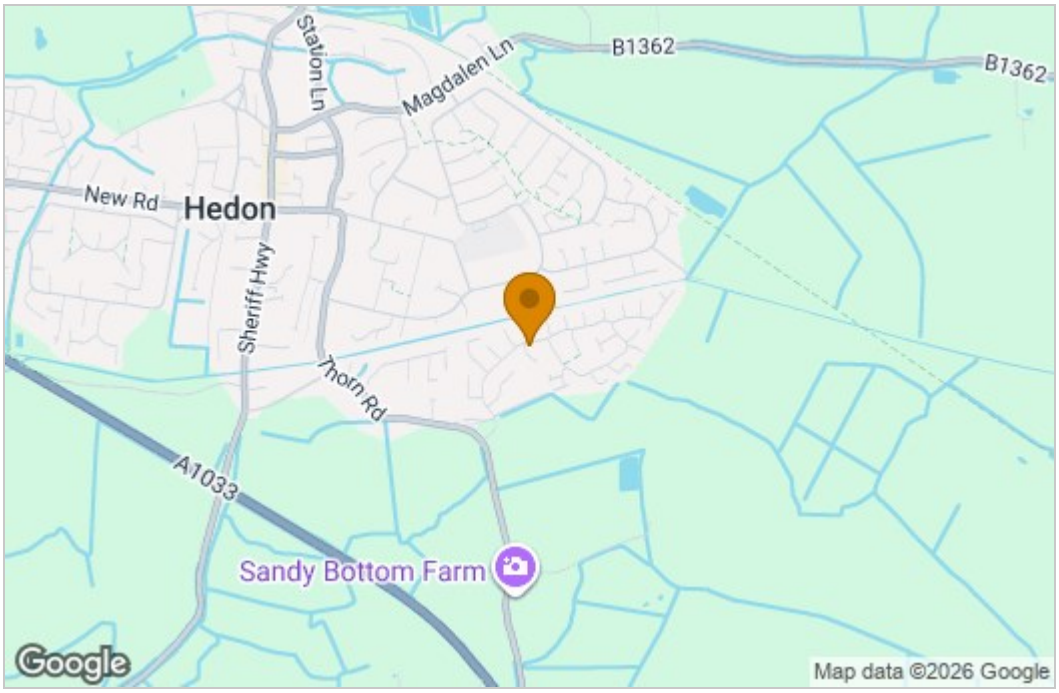
laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

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.

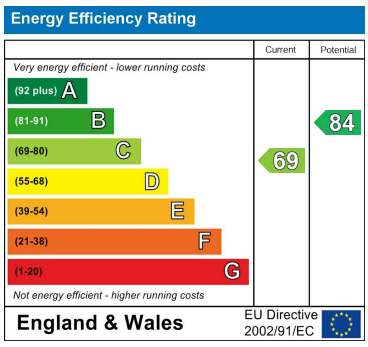
Floor Plan

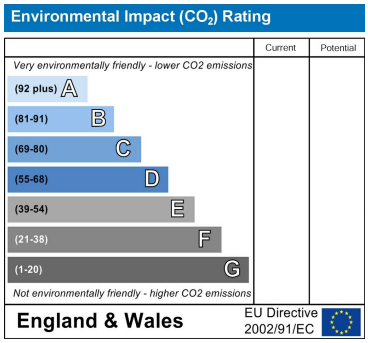


Area Map



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.

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