Whitakers
Estate Agents









# 3 Garvey Way, Hedon, HU12 8RD

## Offers Over £350,000

***IMMACULATELY PRESENTED AND TASTEFULLY STYLED THROUGHOUT, FAMILY FRIENDLY, WRAP AROUND GARDENS AND AMPLE OFF ROAD PARKING & DOUBLE GARAGE ***

Do not miss your opportunity to purchase this IMPRESSIVE, DETACHED FAMILY HOME, enjoying sizeable corner plot to the rear of Garvey Way on the popular Leaf Sail Farm Development Hedon,

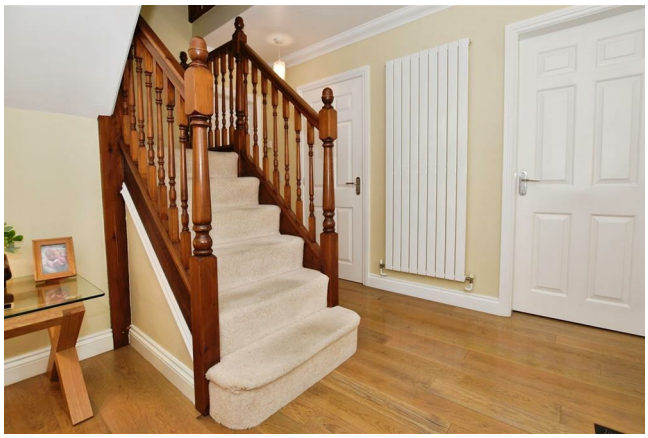
The contemporary front entrance door opens to welcome you into view the generously proportioned accommodation on offer to include : Entrance & hallway with stunning solid wood flooring through out and staircase taking you up to the first floor. galleried landing. Doors to the GROUND FLOOR W.C. & STUDY. Double doors open to the comfortable LOUNGE with feature fireplace and French doors opening to the SITTING room and onto the CONSERVATORY, adjoining the contemporary DINING KITCHEN with UTILITY, perfect for gatherings and entertaining family & friends.

To the first floor is the FAMILY BATHROOM and FOUR generously proportioned BEDROOMS with the Master bedroom having EN SUITE and fitted wardrobes.

Outside there are lovingly tended south west facing, family & pet friendly, wrap around gardens, mainly laid to lawn with a resin patio area, ideal for outdoor entertaining, a lovely outdoor space for the family to enjoy.
DOUBLE GARAGE and private resin DRIVEWAY, providing ample OFF ROAD PARKING for several vehicles.
Do not delay, Call us to arrange your viewing today!!

Accommodation Comprising

Entrance & Hallway



The front entrance door opens to welcome you in to view this impressive home with a feature solid wood staircase taking you up to the galleried landing. Double doors open to the lounge. Solid wood flooring and useful understairs storage cupboard.

Lounge 18'0" x 11'1" (5.5 x 3.4)



A comfortable lounge with feature fireplace and walk in bay window to front elevation. Double glazed window, radiator and double doors opening to the Sitting Room.

Lounge Feature



Sitting Room 11'1" x 10'5" (3.4 x 3.2)



The sitting room is a versatile room that could be used as a formal dining room adjoining the kitchen and conservatory, ideal for family gatherings and Christmas. Radiator, double doors opening to the conservatory and door to the dining kitchen.

Dining Kitchen 15'8" x 12'1" (max) (4.8 x 3.7 (max))



At the heart of this home is the fabulous open plan dining kitchen adjoining the sitting room, creating a wonderful space for entertaining family & friends. Fitted with a range of high gloss units to base and walls with complimentary wood block effect work surface and upstands, perfect for the culinary member of the family. Ample space for table & chairs. Two double glazed windows, real wood flooring, radiator and door to Utility room

Kitchen Only



Utility Room 6'2" 5'2" (1.9 1.6)
The utility room continues from the kitchen, with plumbing for automatic washing machine. Real oak wood flooring. Wall mounted gas boiler and double-glazed window to the side elevation and double glazed door providing access to the gardens.

Conservatory 13'9" x 11'5" (4.2 x 3.5 )



A great addition to the home is the conservatory leading off the sitting room and providing a delightful space to sit and relax while enjoying garden views. Double-glazed windows on three sides and French doors that open to the rear garden.

Ground Floor W.C. 3'7" x 6'2" (1.1 x 1.9)
With low level W.C. and vanity was hand basin with tiled splashback. Double glazed window, chrome towel heater.

Study 8'6" x 6'2" (2.6 x 1.9)
The Study is located off the entrance hallway, with double glazed window, radiator and real wood flooring.

First Floor Galleried Landing



Galleried landing with two double glazed windows allowing lots of natural light to flow through. Doors to all bedrooms and the family bathroom.

Master Bedroom 13'9" x 12'5" (4.2 x 3.8)



A generously proportioned double bedroom with a range of fitted wardrobes providing ample storage. Radiator, double glazed window to front elevation and door to En Suite.

En Suite 6'6" x 5'2" (2.0 x 1.6)



Large walk in shower cubicle, vanity wash basin and low level W.C. with tiling to splashbacks. Double glazed window and chrome towel heater.

Bedroom Two 13'5" 9'2" (4.1 2.8)



A double bedroom with a range of sliding wardrobes providing useful storage solutions. Double glazed window and radiator.

Bedroom Three 11'1" x 10'5" (3.4 x 3.2 )



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

Bedroom Four 9'6" x 6'6" (2.9 x 2.0)
Double glazed window and radiator.

Family Bathoom 7'6" x 6'6" (2.3 x 2.0)



The family bathroom has a four piece suite to include: Shower cubicle, panelled bath, low level W.C. and vanity wash basin. Double glazed window, chrome towel heater and laminate flooring.

Off Road Parking
An attractive yet practical design, occupying a corner plot with a sizeable resin driveway providing ample off road parking for several vehicles and access to the two garages with metal up and over doors.

Double Garage
Two garages with metal up and over doors providing vehicle access. Power and light supplied with plenty of roof space.

Gardens



Beautifully maintained gardens wrap around the property which are south west facing, mainly laid to lawn with resin patio, perfect for dining "al fresco" Family & pet friendly with fencing to boundaries, adorned with neighbouring trees, providing a degree of privacy. A wonderful outdoor space for the family to enjoy.

Tenure
Tenure is Freehold

Council Tax
East Riding of Yorkshire Council Tax Band E

EPC
EPC rating is C

Material Information.
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - O2 Good, Vodafone, Three and EE okay
Broadband - Basic 1Mbps Ultrafast 10000Mbps
Coastal Erosion - No
Coalfield or Mining Area - 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 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.

## Whitakers Estate Agent Declaration.

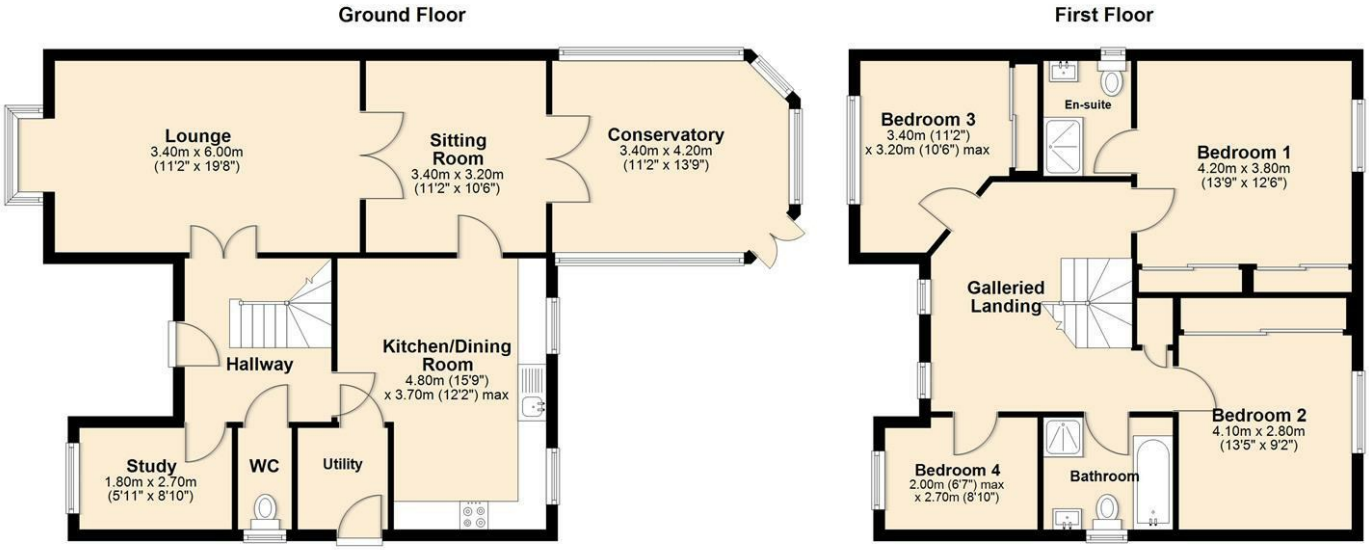
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

## Offering On A Property

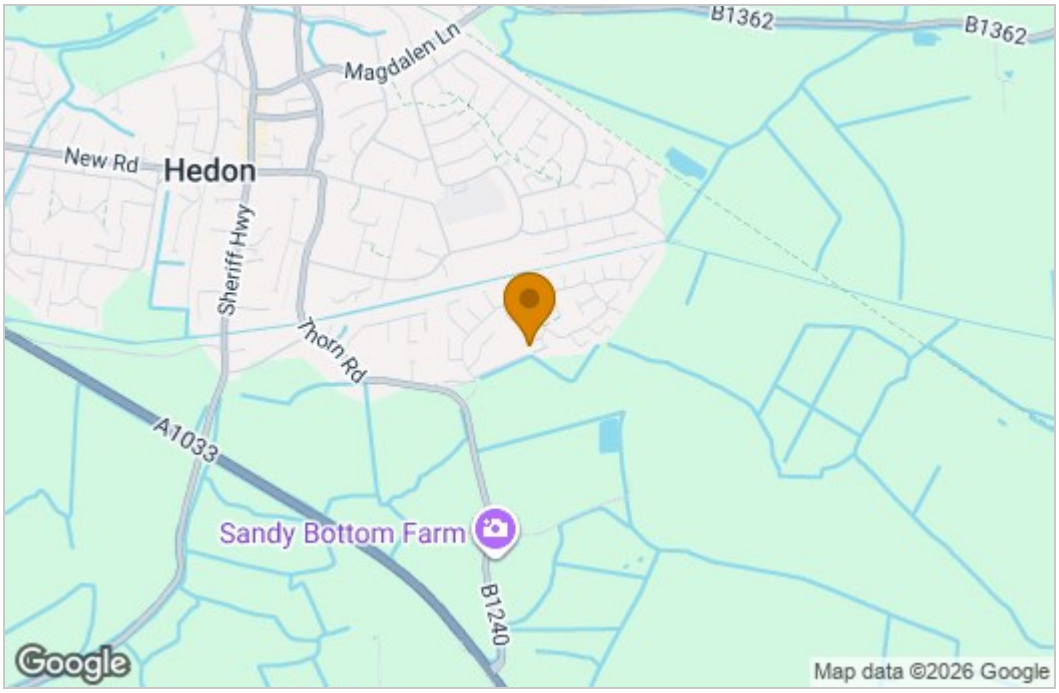
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per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

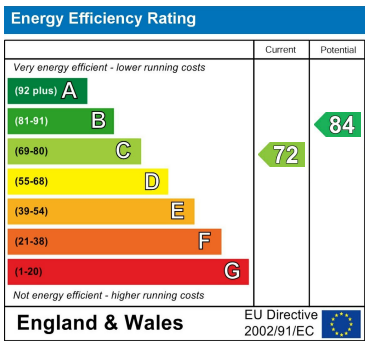
# Floor Plan

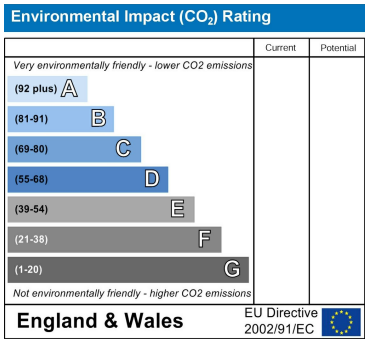



# Area Map




# 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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