Whitakers
Estate Agents









12 Clough Garth, Hedon, HU12 8LS

£225,000

Nestled off Clough Garth, in the Historic Market Town of Hedon, this delightful SEMI - DETACHED HOME offers a perfect blend of comfort and modern living. With THREE well-proportioned BEDROOMS, this home is ideal for families or those seeking a peaceful retreat, whilst being within walking distance to all the amenities of Hedon town centre

Upon entering, you are welcomed into the HALLWAY with doors to a comfortable LOUNGE and the OPEN PLAN LAYOUT incorporating a LIVING/ DINING AND KITCHEN AREA. This layout not only enhances the sense of space but also creates an inviting atmosphere for entertaining guests or enjoying family time. There is a GROUND FLOOR WC and a family bath/wet room to the first floor, thoughtfully designed, providing convenience for all.

The property boasts an enclosed rear GARDEN, mainly laid to lawn with a paved patio area, perfect for children to play or for hosting summer barbecues. Additionally, the DRIVEWAY accommodates OFF ROAD PARKING for several vehicles, ensuring ease and accessibility for residents and visitors alike.

This extended semi-detached home is a wonderful opportunity for those looking to settle in a friendly community while enjoying the benefits of modern living. With its appealing features and practical layout, this property is sure to attract interest.
Don't miss the chance to make this lovely property your new home.

Accommodation Comprising

Entrance & Hallway



A double glazed entrance door to the side elevation opens to welcome you in to view the accommodation on offer. Stairs take you up to the first floor accommodation and doors open to...

Lounge 16'8" x 15'0" (max) (5.10 x 4.58 (max))



A comfortable lounge with feature fireplace and inset "living flame" effect fire, lovely to cosy up to on those cold winter evenings. Double glazed bay window to front elevation and radiator.

Lounge Feature



Feature fireplace

Open Plan Layout



Living/ Dining Area 23'0" x 8'1" (7.02 x 2.48)



An extensive living dining area with patio doors opening out to the rear garden, open plan to the kitchen, creating a wonderful space for entertaining family & friends

Breakfast/ Kitchen Area 8'7" x 1312'4" (2.62 x 400)



Fitted with a range of high gloss units incorporating a breakfast bar. Built in oven with gas hob and stainless steel extractor hood above. Sink unit with mixer tap and drainer. Lots of light as there are three double glazed windows and patio doors allowing ample light to flow through. Spot lighting to ceiling, radiator and vinyl flooring.

Utility & Cloak Room 8'1" x 3'5" (2.48 x 1.05)
Useful utility/ cloakroom storage.

Ground Floor W.C. 4'4" x 3'1" (1.34 x 0.95)



Tiling to splashbacks with low level WC and vanity unit housing the wash basin with useful storage cupboard below. Double glazed window and radiator.

First Floor

Bedroom One 16'8" x 12'2" (5.10 x 3.71)



A generously proportioned double bedroom with a range of fitted slide robes, providing ample storage facilities. Radiator and two double glazed window allowing ample light to flow through.

Bedroom Two 9'7" x 8'11" (2.94 x 2.73)



A double bedroom with double glazed window and radiator.

Bedroom Three 8'11" x 6'5" (2.73 x 1.97)



A single bedroom with double glazed window and radiator.

Family Bath/ Wet Room 9'4" x 9'5" (max) (2.87 x 2.88 (max))



Tiled walls and resin flooring throughout, creating a wet room area to the shower. Panelled bath, low level W.C. and vanity wash basin. Towel heater and double glazed widow.

Outside

Driveway & Garage
An attractive block paved driveway provides ample off road parking for several vehicles. Timber gates open to the garden and provide access to the garage.

Rear Garden



An enclosed rear garden, mainly laid to lawn with a paved patio area, creating space for table & chairs, ideal for dining "al fresco" family & pet friendly outdoor area for all to enjoy.

Rear House & Garden



Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band B

EPC Rating
C

Making An Offer
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.

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.

Material Information.
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal -O2/EE/Three & Vodafone all okay
Broadband - Basic 14 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - 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.

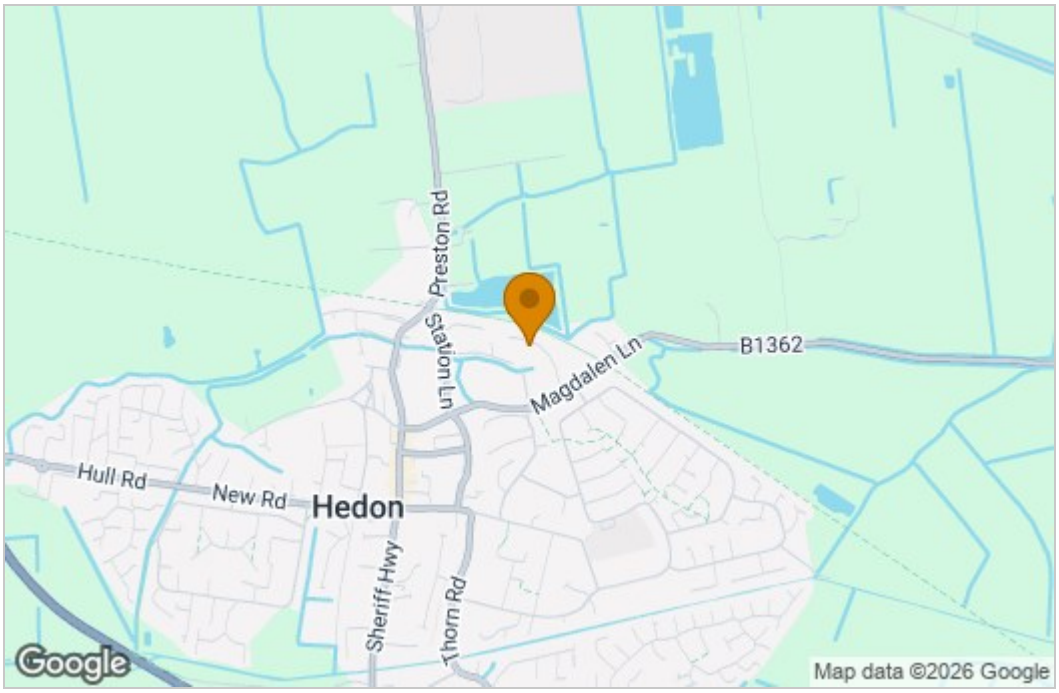
Floor Plan



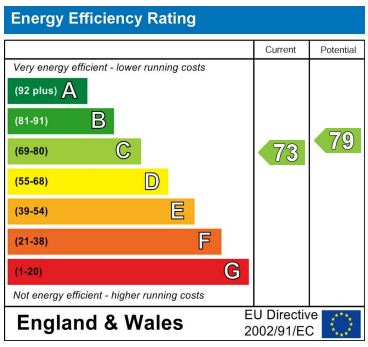
Total floor area: 105.3 sq.m. (1,134 sq.ft.)

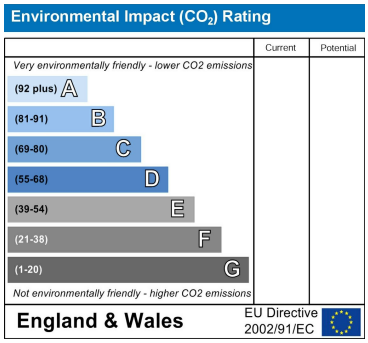
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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