

Whitakers

Estate Agents



6 Cleeve Road, Hedon, HU12 8PH

£165,000

Whitakers Estate Agents are pleased to introduce this neatly presented semi-detached property, ideal for a young or growing family seeking to reside on the modern Leaf Sail Farm development established within the historic market town of Hedon.

Externally to the front aspect, there is a lawned garden enclosed by brick walling and wrought iron fencing. A gravelled side drive accommodates off-street parking and extends down the side of the property towards the rear access.

Upon entry, the resident is greeted by a welcoming hallway that opens into a spacious bay-fronted lounge and a fitted kitchen / dining room.

A fixed staircase rises to the first-floor landing which incorporates useful storage and access to the loft hatch. There are two double bedrooms and a good third bedroom, all of which are served by a bathroom furnished with a three-piece suite.

The enclosed rear garden is mainly laid to lawn with a gravelled section and complemented by a patio seating area. The residence also benefits from a wooden storage shed and an outside tap.

The accommodation comprises

Front external



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Ground floor

Hallway

UPVC double glazed for, central heating radiator, and carpeted flooring. Leading to :

Lounge 14'6" x 12'0" (4.43 x 3.67)



UPVC double glazed bag window, central heating radiator, fireplace with marbled inset / hearth with decorative wooden surround, under stairs storage cupboard, and carpeted flooring.

Kitchen / dining room 8'6" x 15'1" (2.60 x 4.60)



Kitchen



UPVC double glazed window, and vinyl flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Dining area



UPVC double glazed door and window, central heating radiator, and vinyl flooring.

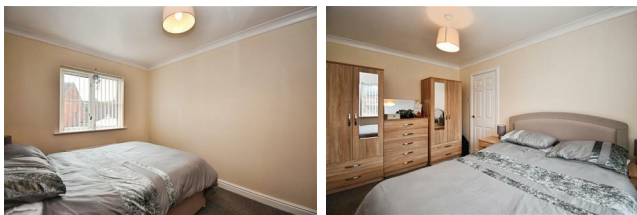
First floor

Landing

With access to the loft hatch, UPVC double

glazed window, over stairs storage cupboard, and carpeted flooring.

Bedroom one 12'3" x 8'7" (3.74 x 2.63)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom two 10'9" x 8'7" (3.29 x 2.62)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 6'7" x 7'8" (2.01 x 2.35)

UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with tile effect laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and electric shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



The enclosed rear garden is mainly laid to lawn with a gravelled section and complemented by a patio seating area. The residence also benefits from a wooden storage shed and an outside tap.

Aerial view of the property

The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary

Tenure

The property is held under Freehold tenureship

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 16 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

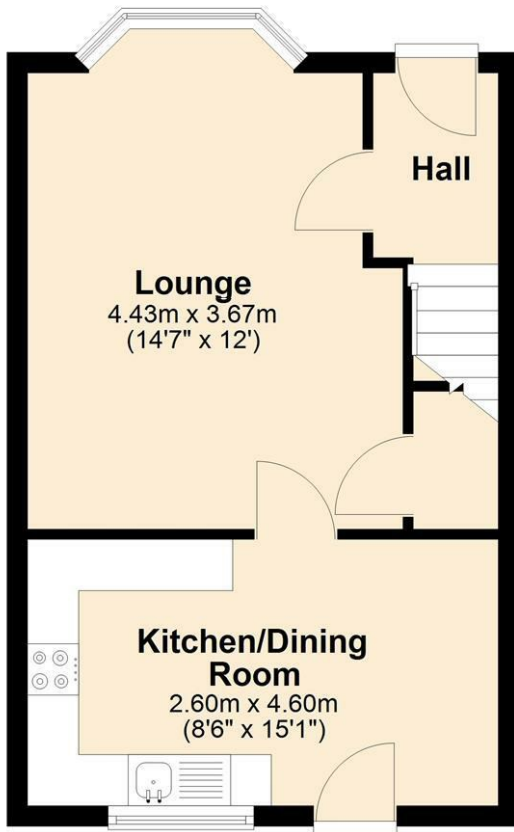
The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

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

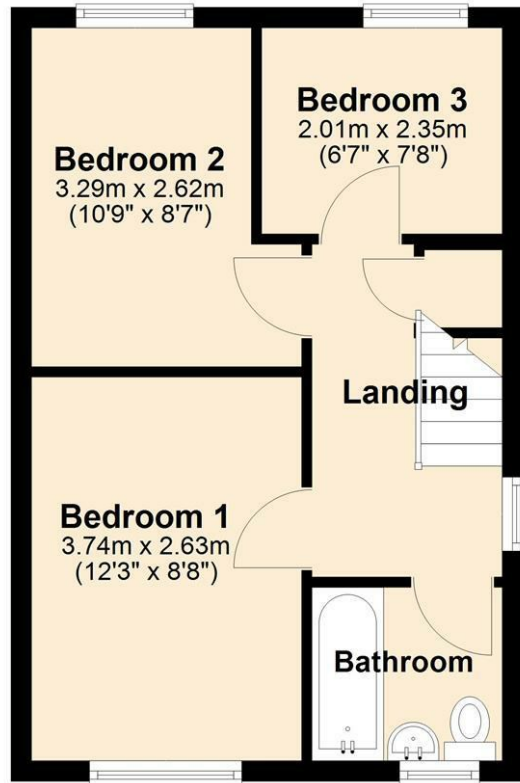
Ground Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



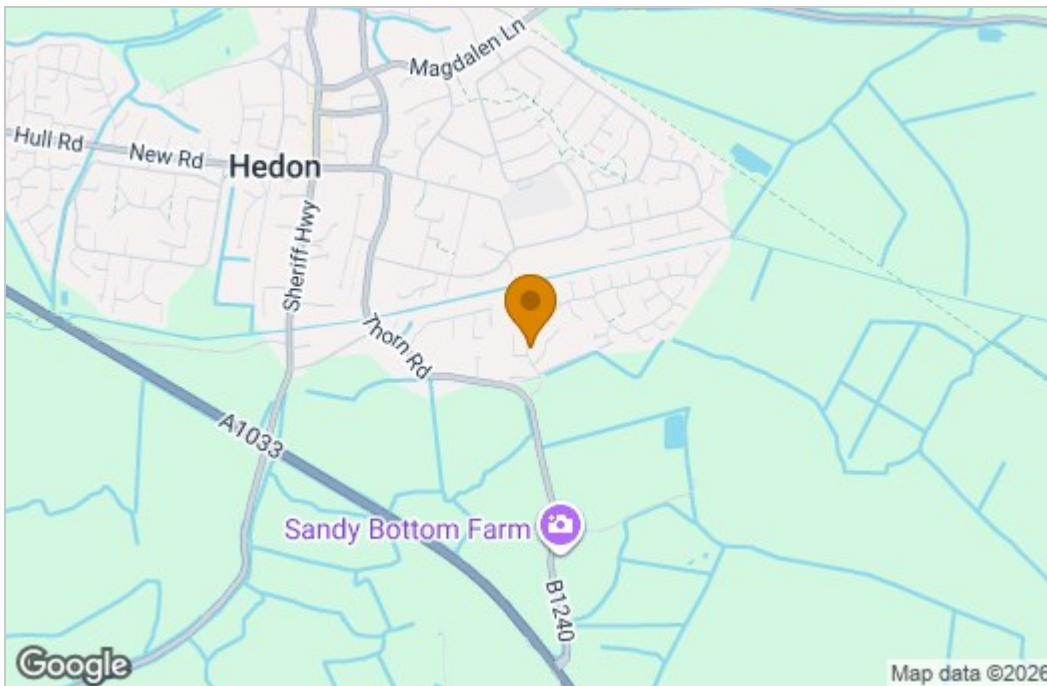
First Floor

Approx. 32.7 sq. metres (352.4 sq. feet)

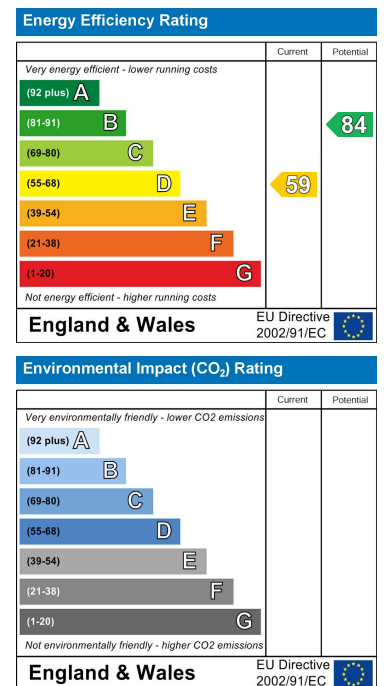


Total area: approx. 65.8 sq. metres (707.9 sq. feet)

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.