

# Whitakers

Estate Agents



## 7 Hardy's Road, Hedon, HU12 8QU

**£289,000**

Whitakers are delighted to present this Extensive Detached Family Home to the market!

Situated on this sought after Broad Acres Development in the popular market town of Hedon, close to local shops, schools and amenities, the property also enjoys excellent transport links into the City of Hull and to surrounding East Coast villages.

NO ONWARD CHAIN...

Offering a TURN KEY OPPORTUNITY, the property has been lovingly enhanced and tastefully styled to provide versatile and flexible family accommodation, perfect for the growing family!

Well positioned on a peaceful cul-de-sac, the property briefly comprises; Entrance Porch into the welcoming HALL with doors to the fabulous OPEN PLAN LAYOUT incorporating the DINING KITCHEN, with adjoining UTILITY and GROUND FLOOR W.C. A comfortable LOUNGE featuring a LOG BURNING STOVE is lovely to cosy up to on those cold winter evenings. There is an opening to the CONSERVATORY/ GARDEN ROOM with under floor heating, creating a wonderful space for entertaining family & friends, perfect for gatherings and celebrating.

To the first floor is a contemporary FAMILY BATHROOM and FOUR DOUBLE BEDROOMS with the sumptuous MASTER BEDROOM having EN SUITE.

Having the additional benefit of a private DRIVEWAY, providing ample OFF ROAD PARKING and access to the GARAGE .

There is a lovely enclosed, family friendly rear GARDEN, mainly laid to lawn with attractive patio area, including a SUMMER HOUSE/ BAR, ideal for dining "al fresco" , a wonderful outdoor space for the family to enjoy.

NO ONWARD CHAIN

VIEWING IS HIGHLY RECOMMENDED !

## Accommodation Comprising

Entrance Porch & Hall 8'4" x 5'9" (max) (2.55 x 1.77 (max))

The contemporary entrance door opens into the porch/ hall welcoming you in to view the accommodation on offer. Karndean flooring and door to:

Lounge 18'1" x 10'9" (5.52 x 3.30)



A comfortable lounge, featuring a log burning stove, lovely to cosy upto on those cold winter evenings. Light and airy with double glazed window to the front elevation, radiator and an opening into the conservatory. A lovely room for the family to relax and unwind.

### Lounge Feature



Dining Kitchen 21'10" x 9'8" (max) (6.68 x 2.96 (max))



A superb open plan dining kitchen, beautifully designed for the culinary member of the family with space to entertain family & friends. A good range of high gloss units to base and walls with complimentary wood block effect work surface and tiled upstands. "Belfast" sink with shower tap and plumbed for dishwasher. Space for Range Style cooker with stainless steel extractor hood above. Laminate flooring, two double glazed windows and radiator.

### Dining Area



Ample space for table & chairs.

Conservatory/ Garden Room 9'6" x 8'7" (2.91 x 2.62)



Open from the lounge, the conservatory has double glazed windows and bi folding doors opening to the rear garden, bringing the outside in. Under floor heating and self cleaning roof.

Master Bedroom 12'11" x 10'0" (3.96 x 3.06)



A sumptuous Master bedroom with double bedroom with double glazed window and radiator. Door to En Suite

En Suite 5'11" x 2'10" (1.82 x 0.88)



Modern suite with shower cubicle, low level W.C. and vanity unit incorporating the wash basin with useful storage drawers below. Double glazed obscure window and radiator.

Utility Room 7'0" x 4'9" (2.14 x 1.46)

Useful utility room with plumbing for automatic washing machine and space for tumble dryer and American Style Fridge/freezer. Double glazed window and door to rear garden.

Ground Floor W.C. 4'11" x 4'10" (1.50 x 1.48)

Conveniently located ground floor W.C with toilet and wash basin.

Bedroom Two 11'1" x 8'3" (3.38 x 2.54)



A double bedroom with a range of fitted wardrobes. Double glazed window and radiator. Useful storage cupboard over stairs.

View of Garden



View of garden from first floor bedrooms.

Bedroom Three 10'0" x 8'6" (3.06 x 2.61)



A double bedroom, currently used as the dressing room but would easily return to a bedroom. Double glazed window and radiator.

Bedroom Four 8'7" x 7'11" (2.62 x 2.43)



A double bedroom with double glazed window and radiator.

Family Bathroom 7'0" x 5'5" (2.14 x 1.67)



A contemporary family bathroom with panelled bath and over head shower with glazed screen. Vanity unit housing the toilet with concealed cistern and wash basin with useful storage below. Double glazed obscure window and radiator.

Summer House



Timber summer house with double doors opening, providing a lovely place to sit and enjoy the delights of the garden. Power and light supplied.

Inside Summer House



Garden



The family friendly garden is mainly laid to lawn with decorative stone chippings and patio area. Stepping stones lead down to the timber summer house. Timber fencing to boundaries with gated access to the driveway.

## Garage & Driveway



A private driveway provides ample off road parking for several vehicles and access to the detached garage.

### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band D

### EPC Rating

EPC Rating C

### 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 - All networks all okay

Broadband - Basic 17 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.

### 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.

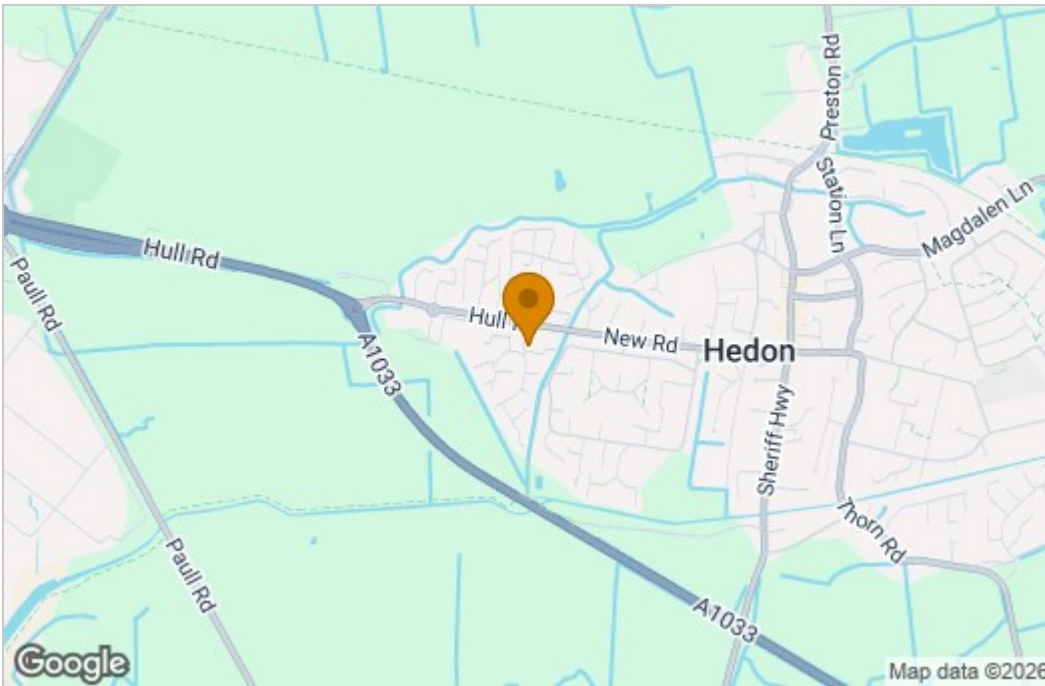
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

# Floor Plan

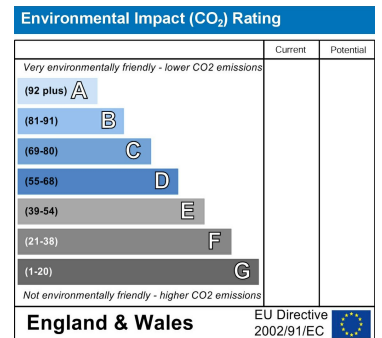
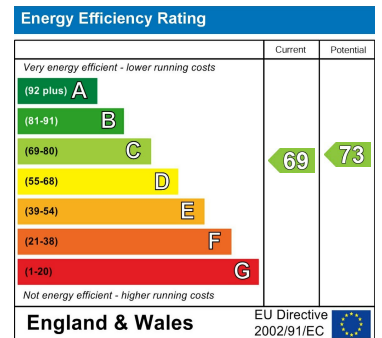


Total area: approx. 104.7 sq. metres (1127.0 sq. feet)

# 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.