Whitakers
Estate Agents









14 The Woodlands, Hull, HU12 8PT

£350,000

IMMACULATLEY PRESENTED AND TASTEFULLY STYLED THROUGHOUT

Do not miss your opportunity to purchase this SUPERB DETACHED FAMILY HOME, set in the Historic Market Town of Hedon

A canopied front entrance door opens to welcome you into view the accommodation on offer, lovingly upgraded and tastefully styled throughout to include : Entrance hall with feature staircase taking you up to the first floor. Doors open to the Ground Floor W.C. and onto the comfortable LOUNGE with walk in bay window. At the heart of this family home is the fabulous OPEN PLAN DINING KITCHEN with a range of contemporary fittings and marble effect work surface, perfect for the culinary member of the family, open to the DINING AREA with French doors opening out to the rear GARDEN, creating a wonderful space for entertaining family & friends.

To the first floor is the FAMILY BATHROOM and FOUR generously proportioned BEDROOMS with the Master bedroom having a range of slide robes with a concealed entrance to the EN SUITE.

Outside there is a family & pet friendly, enclosed GARDEN with attractive a paved patio areas, ideal for outdoor entertaining, a lovely outdoor space for the family to enjoy. There is a GARAGE and private DRIVEWAY, providing ample OFF ROAD PARKING to the front of the property.

Do not delay, Call us to arrange your viewing today!!

Entrance & Hallway



A canopied front entrance door opens into the welcoming hallway with feature staircase leading up to the first floor and solid Oak doors opening to the ground floor accommodation. Laminate flooring and radiator.

Lounge 18'0" x 12'0" (5.51 x 3.68)



A solid Oak door opens to the comfortable lounge with feature walk in bay window to the front elevation and radiator, a relaxing room for the family to enjoy.

Lounge



Kitchen Breakfast Bar



Open Plan Dining Kitchen 18'4" x 10'0" (5.59 x 3.06)



At the heart of this family home is the fabulous open plan dining kitchen with a superb range of contemporary, fitted units to base & walls incorporating the breakfast bar with marble effect work surface and upstands. Built in double oven and ceramic hob with extractor unit above. Integrated dishwasher, fridge freezer, wine cooler and washing machine. Ceramic sink with shower tap and drainer. Karndean flooring, double glazed window and door providing access to the rear garden & patio area. Open to the dining area with French doors enjoying views over the rear garden. Radiator and solid Oak door to hallway.

Kitchen Only



Dining Area 10'8" x 8'9" (3.27 x 2.69)



With French doors opening out to the rear garden, creating a lovely space for entertaining family & friends.

Ground Floor W.C. not measured (not measured)



Tiled splashbacks with vanity unit housing the wash basin with useful storage drawer below and toilet with concealed cistern. Chrome towel heater and double glazed window.

Patio Area



Gardens



The rear garden is mainly laid to lawn with timber fencing to boundaries. Attractive paved patio area's provide ample space for outdoor seating, ideal for dining "al fresco", a lovely family & pet friendly outdoor area the family will enjoy.

Rear House & Patios



Gardens and patio area's ideal for family gatherings.

First Floor Landing

The first floor landing has doors opening to all bedrooms and the family bathroom.

Bedroom One 12'11" x 11'2" (3.95 x 3.42)



A double bedroom with a range of mirrored sliding wardrobes, including a concealed entrance to the En Suite. Radiator and double glazed window to front elevation, enjoying views over the neighbouring fields.

En Suite To Bedroom One not measured (not measured)



Walk in shower cubicle and vanity unit housing the wash basin with useful storage cupboard below. Tiled splashbacks and chrome towel heater.

Bedroom One Wardrobes



A range of mirrored sliding wardrobes with concealed entrance to the En Suite.

Bedroom Two 9'7" x 9'0" (2.94 x 2.75)



A double bedroom with double glazed widow and radiator.

Bedroom Three 9'4" x 9'0" (2.86 x 2.75)



A double bedroom with double glazed window and radiator.

Bedroom Four 8'4" x 6'5" (2.56 x 1.98)



A single bedroom with double glazed window and radiator.

Family Bathroom not measured (not measured)



Tiled splashbacks with panelled corner bath, low level W.C. and vanity wash basin with useful storage cupboard below. Double glazed window and towel heater.

Garden Patio

There are two patio areas, ideal for outdoor entertaining.

Garage & Off Road Parking



An attractive block paved driveway provides ample off road parking for several vehicles and access to the garage.

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

Tenure is freehold

EPC Rating

EPC rating

Council Tax Band

East Riding of Yorkshire Council Tax Band D

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.

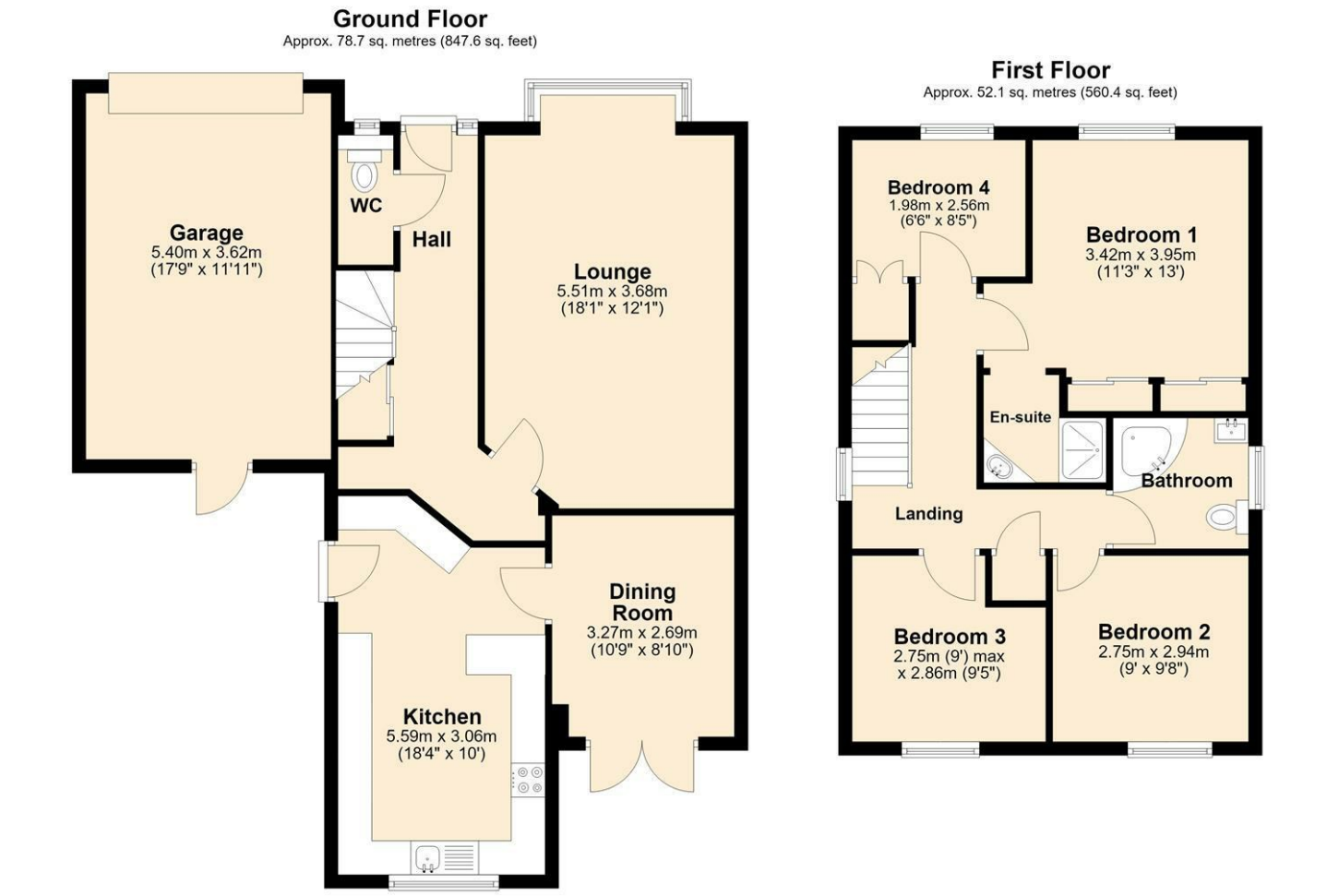
Construction - Brick under tiled roof

Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - EE good/ O2/ Vodafone & Three all okay
Broadband - Basic 17 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.

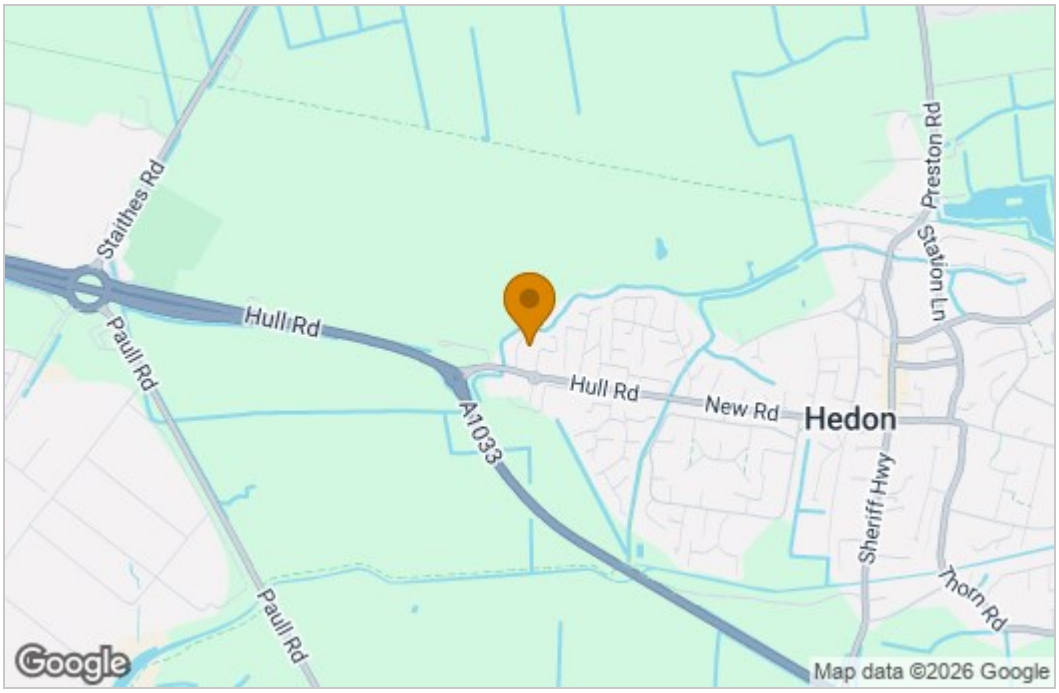
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

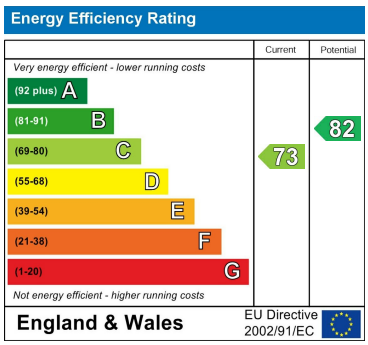


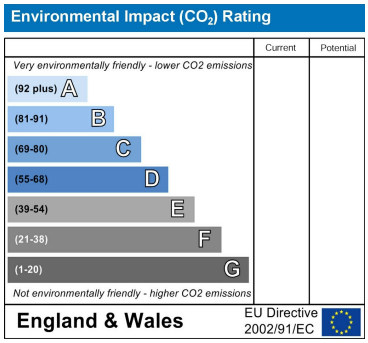
Total area: approx. 130.8 sq. metres (1408.0 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

3 St. Augustines Gate, HU12 8EU, Hedon, East Riding of Yorkshire, HU12 8EU
Tel: 01482 890111 Email: hedon@whitakers.co.uk https://www.whitakers.co.uk