Whitakers
Estate Agents









26 Clough Garth, Hedon, HU12 8LS

£235,000

SITUATED IN THE SOUGHT-AFTER VILLAGE OF HEDON, WHITAKERS ARE DELIGHTED TO PRESENT THIS SPACIOUS AND VERSATILE FOUR BEDROOM DORMER BUNGALOW.

INTERNALLY, THERE IS A SPACIOUS LOUNGE WITH A LARGE BAY WINDOW, A MODERN SHOWER ROOM, A SEPARATE DINING/FAMILY ROOM, AND A CONVENIENT GROUND FLOOR BEDROOM. TO THE FIRST FLOOR, A DORMER EXTENSION, ACCESSED VIA A FIXED STAIRCASE, PROVIDES THREE FURTHER BEDROOMS ALONG WITH A W/C, OFFERING FLEXIBLE LIVING SPACE IDEAL FOR FAMILIES OR GUEST ACCOMMODATION. EXTERNALLY, THE PROPERTY PROVIDES OFF-STREET PARKING FOR MULTIPLE VEHICLES.

OFFERED TO THE MARKET WITH NO ONWARD CHAIN - EARLY VIEWING IS HIGHLY RECOMMENDED – CONTACT WHITAKERS ESTATE AGENTS TODAY!

Entrance Hall

Laminate flooring throughout, with a double glazed front door, leading to:

Dining Room




Laminate flooring throughout with a radiator, and a UPVC window to the front aspect. This room could be utilised as a dining room, play room, or an additional bedroom.

Lounge




Carpeted throughout with a large bay window to the front aspect and a gas fire.

Fitted Kitchen




Fitted kitchen with a wide range of floor and wall units, an integrated oven, gas hob and stainless steel sink. Comprises of a UPVC window to the side and rear aspect, with LVT flooring.

Conservatory



Generously sized, looking over the rear garden, the conservatory offers additional living space, great for the warmer months. French doors to the rear, and a door to the side aspect, leading to the driveway. Comprises of laminate flooring and a radiator.

Shower Room



LVT flooring, comprising a rainfall shower, vanity sink, and a low level WC - with a UPVC window to the side aspect.

Bedroom 1




To the ground floor, a double bedroom, carpeted throughout with a UPVC window to the rear aspect and a radiator.

Bedroom 2



Double bedroom to the first floor of the property, set in the dormer. Carpeted, with built in wardrobes, and a radiator, with a UPVC window to the front aspect.

Bedroom 3




Bedroom 3 is located on the first floor, with carpets throughout, and a doorway for access to bedroom 4. Comprises of a UPVC window to the rear aspect and a radiator.

Bedroom 4



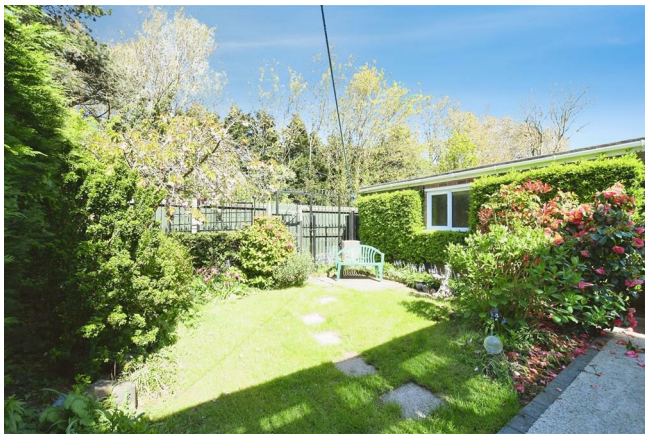

Located to the first floor, with access from bedroom 3, offers plenty of storage cupboards, with a UPVC window to the side aspect and carpeted throughout.

Garage



Detached garage, leading from the side drive, with an up and over door.

Gardens



Offering off street parking for multiple vehicles, and low maintenance front and rear gardens.

Council Tax
East Riding of Yorkshire band C

Tenure
Freehold

EPC
TBC

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 sales 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 tile
Conservation Area - no
Flood Risk - very low
Mobile Coverage/Signal - EE/ Vodafone/ O2/

Three
Broadband - Basic 14 Mbps Ultrafast 10000 Mbps
Coastal Erosion - no
Coalfield or Mining Area - no
Planning - 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.

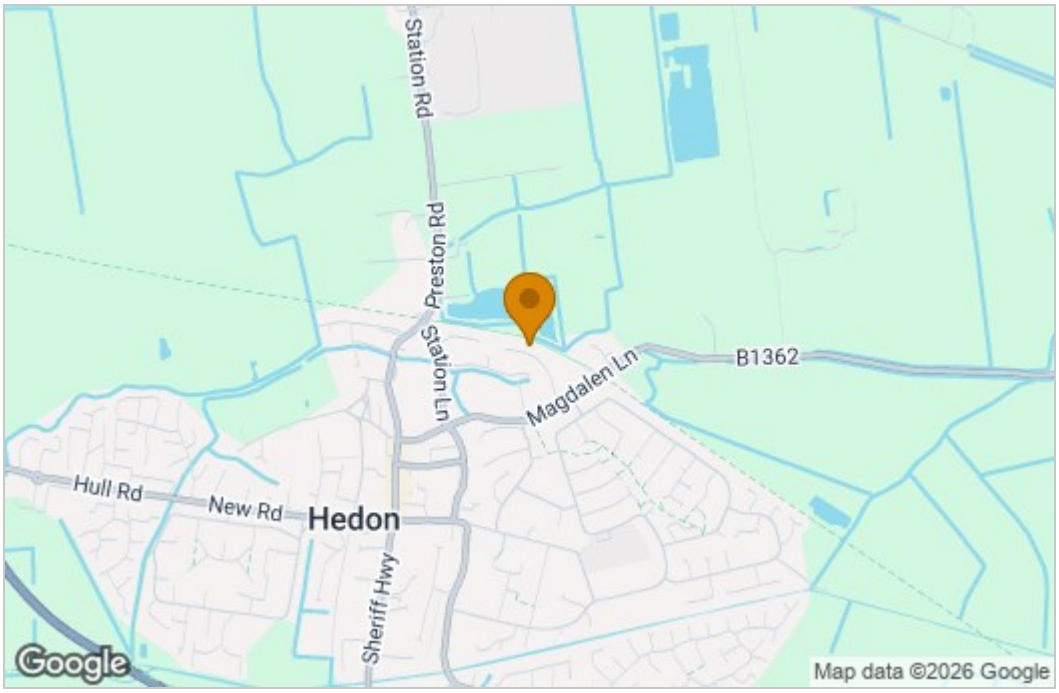
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

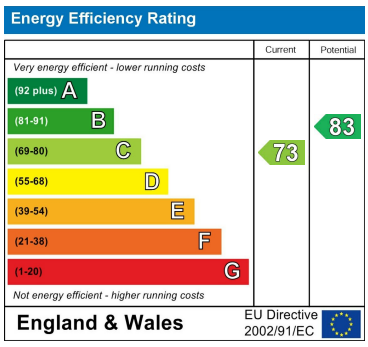


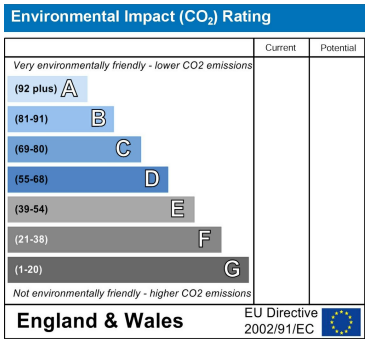
Total area: approx. 108.7 sq. metres (1169.6 sq. feet)

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