Whitakers
Estate Agents









3 Cleeve Road, Hedon, HU12 8PY

£264,500

This Superb DETACHED TRUE BUNGALOW is situated on a sizeable plot, heading the the sought after development of Leaf Sail Farm.
This spacious Bungalow offers THREE BEDROOMS all with fitted furniture, is perfect for those looking to downsize or just to live on one level, offering space and comfort inside and a PRIVATE DRIVEWAY, providing ample OFF ROAD PARKING with access to the GARAGE.
The entrance door opens to the HALLWAY welcoming you in to view the beautifully presented accommodation on offer. Doors open to the comfortable LOUNGE with feature fireplace and bay window, a lovely light and airy room designed for relaxing.
There is a modern DINING KITCHEN, well designed for the culinary member of the family with a range of fitted units and integrated appliances. A door opens to the UTILITY ROOM, a practical space with plumbing for washing machine, space for a dryer and a door to the INTEGRAL GARAGE. There are THREE well proportioned BEDROOMS two of which include fitted furniture along with a contemporary SHOWER/WET room fully tiled for ease of maintenance.
Outside there is a well maintained GARDEN with a lawn and paved PATIO, ideal for dining "al fresco" a lovely enclosed place to sit and enjoy your morning coffee.

We invite you to come take a look, call us today to arrange your viewing!

Accommodation Comprising

Entrance & Hallway

A modern double glazed front entrance door opens to welcome you in to view the accommodation on offer with doors to....

Lounge 17'8" x 14'11" (max) (5.39 x 4.55 (max))



A comfortable, light and airy lounge, just perfect for relaxing with feature fireplace and bay window to the front elevation. Double glazed window and radiator.

Lounge Feature



Feature fireplace.

Dining Kitchen 12'11" x 10'1" (3.95 x 3.08)



The fabulous dining kitchen is perfect for the culinary member of the household with a range of fitted units to base and walls, complimentary work surface and tiled splashbacks in classic cream with complimentary woodblock effect work tops. Integrated dishwasher and fridge. Built in oven and microwave and gas hob with stainless steel extractor hood above. Ceramic sink with mixer tap and drainer. Double glazed window to rear elevation, radiator and vinyl flooring

Kitchen to Dining Area



Ample space for table & chairs.

Utility Room 9'0" x 5'0" (2.75 x 1.53)



A useful utility room with plumbing for automatic

washing machine. Double glazed window and door providing access to the rear garden. A door to the integral garage.

Integral Garage 15'4" x 9'0" (4.69 x 2.75)
Integral garage with power and light supplied.

Bedroom One 11'1" x 10'4" (3.40 x 3.16)



A double bedroom with a range of fitted wardrobes. Double glazed window and radiator.

Bedroom Two 12'7" x 10'2" (3.86 x 3.11)



A double bedroom with a range of fitted wardrobes. Double glazed window and radiator.

Bedroom Three/ Study 9'3" x 7'10" (2.82 x 2.39)



A single bedroom or useful study with a fitted wardrobe ideal for those working from home with double glazed window and radiator.

Shower/ Wet Room 8'0" x 5'5" (2.45 x 1.66)



Fully tiled for ease of maintenance. Wall mounted shower head, comfort toilet /W.C. and vanity unit housing the wash basin with useful storage below. Double glazed window and chrome towel heater.

Gardens



Delightful rear garden, fully enclosed with timber fencing to boundaries. There is a lawn and paved patio area, ideal for dining "al fresco" or just a lovely quiet place to enjoy your morning coffee.

Driveway & Off Road Parking
Wrought iron gated access onto the block paved driveway, providing ample space for off road parking and access to the garage.

Aerial view of the property



Aerial view of surrounding area



Land boundary



Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band D

EPC Rating

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.

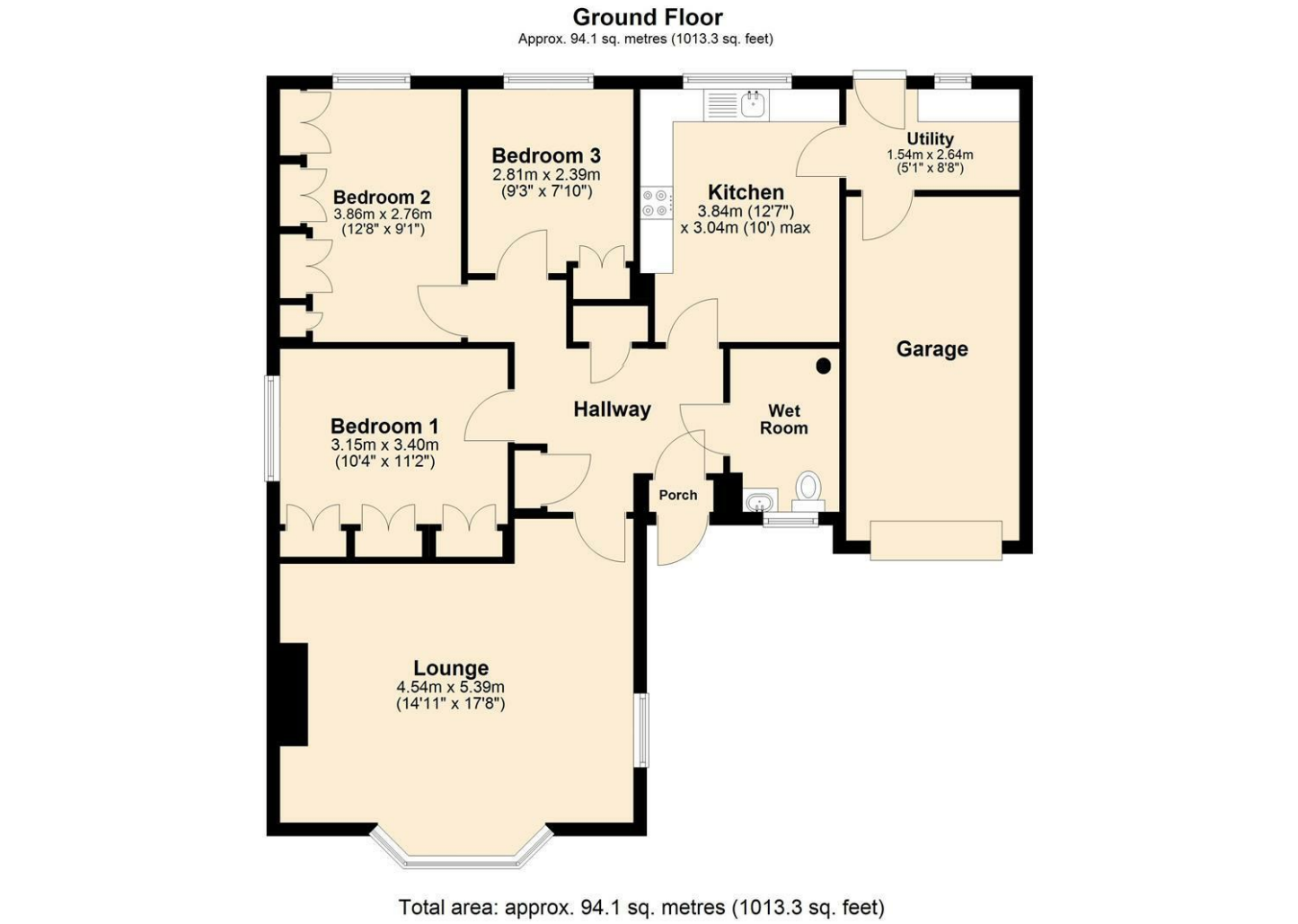
Material Information.
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk -Very Low
Mobile Coverage / Signal - O2 Good/ Three/ EE and Vodafone Okay
Broadband - Basic 11 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

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.

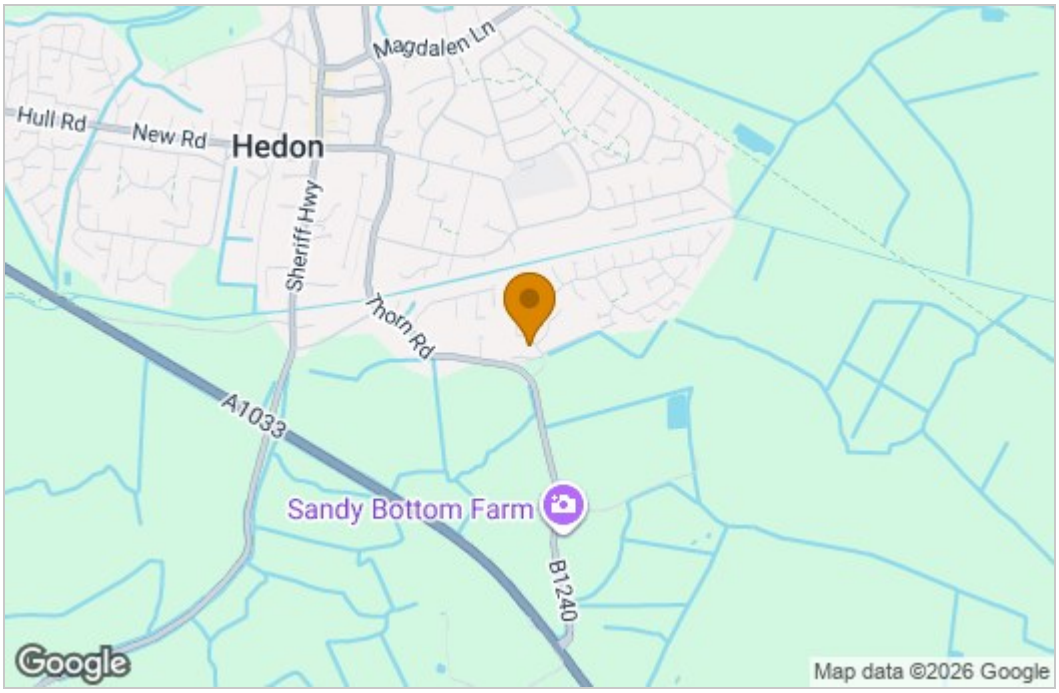
Offering On A Property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The 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.

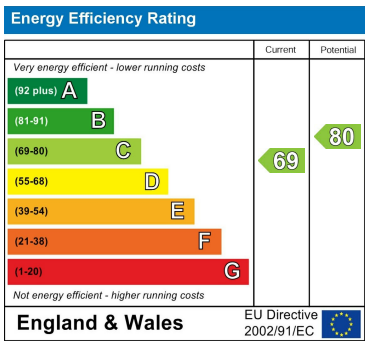
Floor Plan

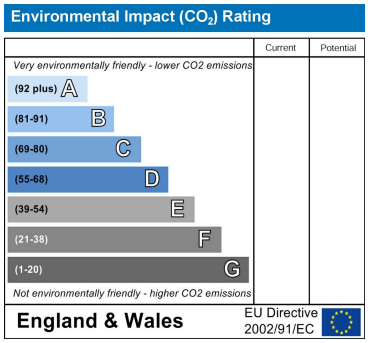


Area Map



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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