Whitakers
Estate Agents









2 Cleeve Road, Hedon, HU12 8PH

£280,000

This Superb DETACHED TRUE BUNGALOW is situated at the head of the the sought after development of Leaf Sail Farm, overlooking mature trees and shrubbery of Sacred Gate.
This generously proportioned Bungalow has been beautifully upgraded throughout and offers tastefully styled accommodation, perfect for those looking to downsize or just to live on one level, offering space and comfort inside.
The entrance door opens to the PORCH and onto the welcoming HALLWAY, inviting you in to view the beautifully presented accommodation on offer.
Doors open to the comfortable LOUNGE/DINING ROOM with feature fireplace and bay window overlooking mature trees and shrubbery, light and airy room designed for relaxing with ample space for dining table & chairs, creating a a lovely area for entertaining family & friends.
There is a modern BREAKFAST KITCHEN, well designed for the culinary member of the family with a range of fitted units and integrated appliances.
There are THREE DOUBLE BEDROOMS, two with fitted slide robes, providing ample storage facilities and the versatile third bedroom currently used as the STUDY, along with a contemporary SHOWER/WET room fully tiled for ease of maintenance.
PRIVATE DRIVEWAY, providing ample OFF ROAD PARKING with access to the DETACHED GARAGE.
Outside there are easy to maintain, wrap around GARDENS with decorative shrubbery and plantings to borders. A paved PATIO, and raised composite decking with Summer House, provide ample space for table & chairs, 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 & Porch
A double glazed front entrance door opens into the porch with an internal door opening into the hallway, welcoming you in to view the accommodation on offer.

Breakfast Kitchen 12'7" x 10'4" (3.85 x 3.15)



A modern breakfast kitchen, ideal for the culinary member of the family with a range of fitted units in Sage green with complimentary wood block effect work surface and tiled splashbacks. Integrated appliances include: fridge/freezer, dish washer and washing machine. Built in oven and microwave, induction hob with contemporary extractor hood above. Stainless steel sink with mixer tap and drainer. Space for breakfast table & chairs , radiator and vinyl flooring.

Kitchen



Through Lounge/ Dining Room 14'7" x 17'10" (4.47 x 5.46)



A generously proportioned lounge with feature fireplace and bay window to the front elevation, enjoying views out over mature trees and shrubbery. A further double glazed window to the side elevation provides ample light to flow through this room, ample space for table & chairs, creating a lovely space for entertaining family & friends.

Lounge Feature Fireplace



Attractive log burning effect gas fire, lovely to cosy up to on those cold winter evenings.

Bedroom Three/ Study 10'11" x 7'9" (3.34 x 2.38)



A further double bedroom, currently used as the study with double glazed window and radiator.

Bedroom One 11'4" x 10'7" (3.47 x 3.23)



A double bedroom with a range of contemporary slide robes, providing ample storage facilities. Double glazed window and radiator.

Bedroom Two 12'9" x 8'9" (3.89 x 2.67)



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

Shower/Wet Room



A contemporary wet room with large walk in shower and vanity unit housing the wash basin with useful storage below and toilet with concealed cistern. Tiled walls, towel heater and resin, soak away flooring.

Wrap Around Garden



Delightful gardens wrap around the bungalow with decorative shrubbery and plantings to borders. Paved patio providing ample space for table & chairs and raised composite decking with a timber Summer house, perfect for dining "al fresco" and outdoor entertaining.

Summer House & Decking



Private Drive & Garage



To the rear of the bungalow is a private drive, providing ample off road parking space and access to the detached garage. Garage with metal up and over door, power and light supplied.

Tenure

Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council D

EPC Rating
EPC rating 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.

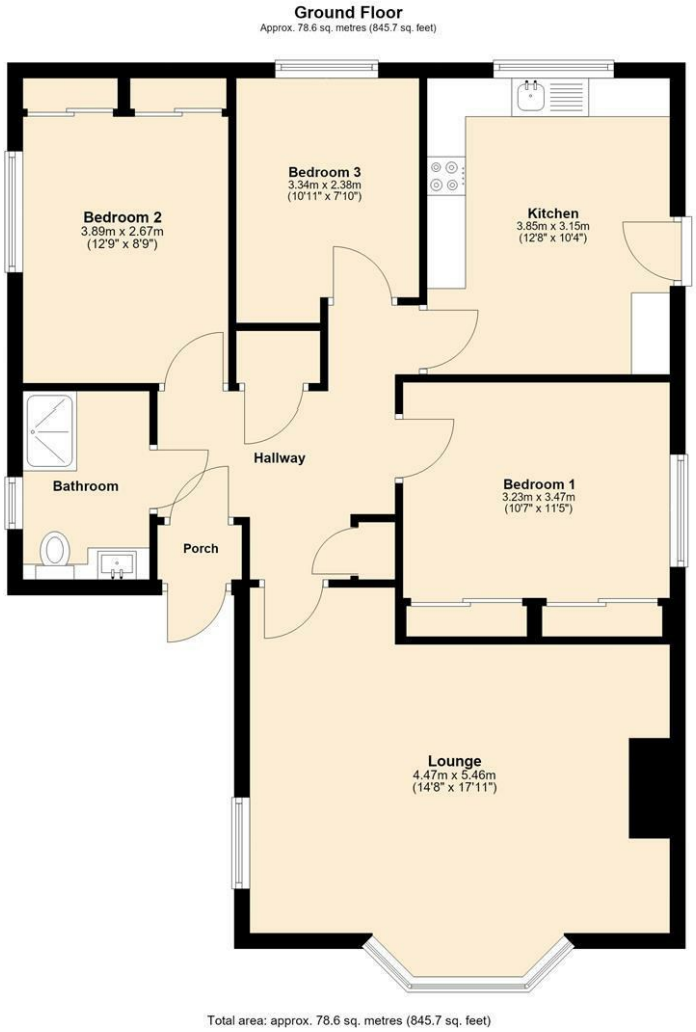
Agents Notes.
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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.

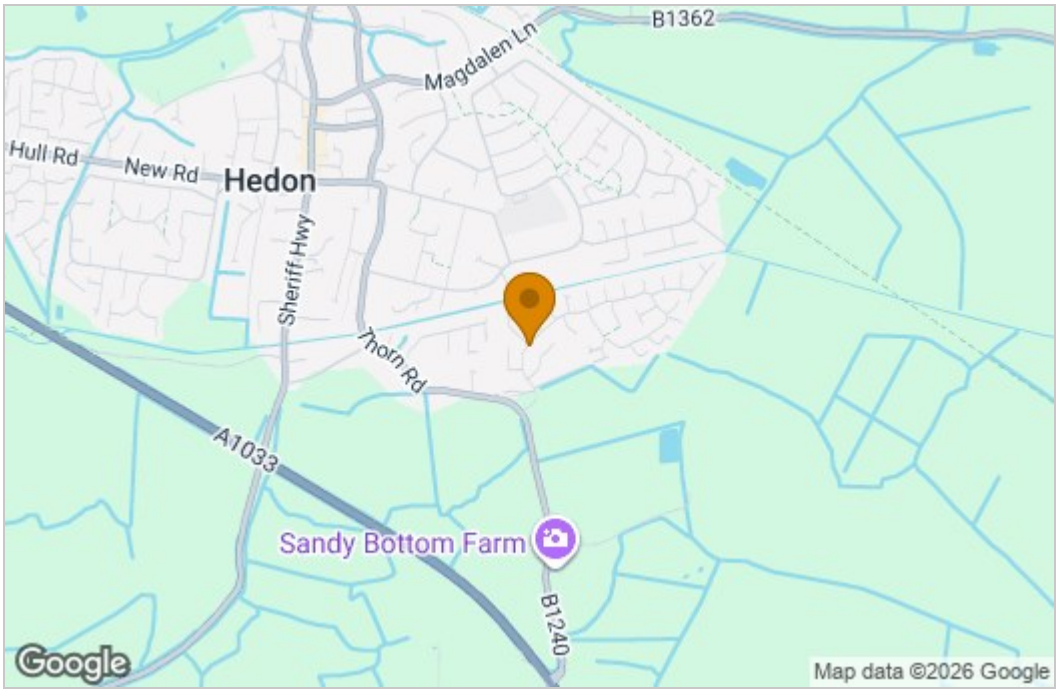
Material Information.
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - O2 good/ EE/ Three/ Vodafone all okay
Broadband - Basic 16 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

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.

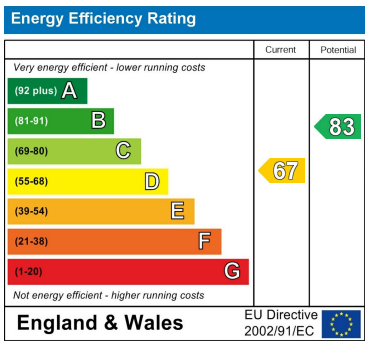
Floor Plan

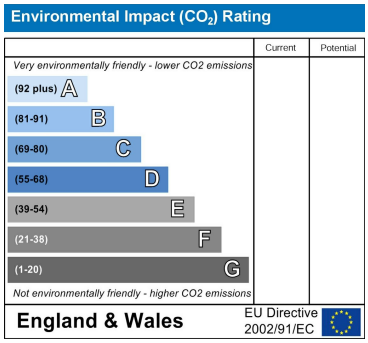


Area Map



Energy Efficiency Graph





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