

# Whitakers

Estate Agents



**17 Taillar Road, Hedon, HU12 8GU**

**£330,000**

This Superb Detached Family Home is set on the popular Leaf Sail Farm Development, ideal for families with a children's Play Park close by. The front entrance door opens into the HALLWAY, welcoming you in to view the sizeable accommodation on offer to include: Ground floor W.C. and a comfortable LOUNGE with feature media wall. There is a fabulous open plan DINING KITCHEN with UTILITY and adjoining CONSERVATORY, overlooking the rear GARDEN, creating a lovely space for entertaining family & friends.

To the first floor is a FAMILY BATHROOM and FOUR good sized BEDROOMS, two have EN SUITE shower all have fitted wardrobes/ storage.

Outside there is a PRIVATE DRIVE, providing ample OFF ROAD PARKING and access to the GARAGE.

The rear GARDEN is mainly laid to lawn with a paved patio area and raised decking, ideal for outdoor entertaining, a lovely enclosed outdoor space for the family to enjoy.

Viewing is recommended to fully appreciate the accommodation on offer.

## Accommodation Comprising

### Entrance Hall



A composite front entrance door opens to the hallway, welcoming you in to view this fabulous family home. Doors open to the dining kitchen, lounge and ground floor W.C. An attractive staircase takes you up to the first floor.

Ground Floor W.C. 6'2" x 2'7" (1.9 x 0.8)

Ground floor W.C. with low level toilet and vanity wash basin. Double glazed window and radiator.

Lounge 13'1" x 13'9" (4.0 x 4.2)



A comfortable, light and airy lounge with a contemporary media wall incorporating a living flame effect fire, T.V. unit and shelving, perfect for the family to relax and unwind. Double glazed walk in bay window to front elevation, double glazed window to side elevation and radiator

### Kitchen



Dining Kitchen 21'9" x 10'5" (6.65 x 3.2)



At the heart of this family home is the fabulous open plan dining kitchen adjoining the conservatory, creating a lovely space for entertaining family & friends. Complete with a range of base and wall units complimentary work surfaces and tiling to splash backs.. Inset composite sink and drainer. Space for Range Style cooker. & American Fridge Freezer. Ample room for the family dining table. Double glazed window and radiator. Open to the conservatory

Conservatory 10'9" x 12'5" (3.3 x 3.8)



Opening from the kitchen with UPVC double glazed windows to the rear and side, French doors opening out to the garden and radiator.

**Utility Room 5'10" x 4'7" (1.8 x 1.4 )**

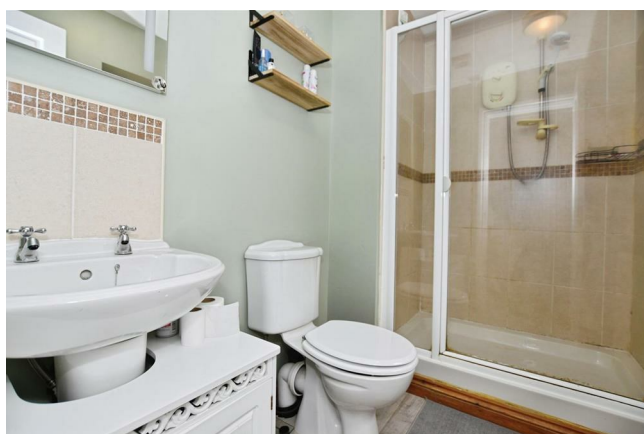
Adjoining the kitchen, the useful utility room has a double glazed door to the side, plumbing for automatic washing machine, base units and laminated worksurface.

**Main Bedroom 13'1" x 13'9" (4.0 x 4.2)**



A double bedroom with a range of fitted wardrobes. Double glazed window and radiator. Door to En Suite.

**En Suite 8'2" x 4'11" (2.5 x 1.5)**



Fitted with a three piece suite in white to include: enclosed shower cubicle, low level WC and pedestal wash basin. Double glazed window and radiator.

**Bedroom Two 13'5" x 9'2" (4.1 x 2.8)**



A double bedroom with fitted wardrobes and dressing table. Double glazed window, radiator and door to En Suite.

**En Suite 8'10" x 2'7" (2.7 x 0.8)**



Enclosed shower cubicle, pedestal wash basin and low level WC, Double glazed window and radiator.

**Bedroom Three 10'5" x 9'10" (3.2 x 3.0)**



A further double bedroom with fitted wardrobe. Double glazed window and radiator.

**Bedroom Four 8'2" x 7'2" (2.5 x 2.2)**

Double glazed window built in storage cupboard and radiator.

### Family Bathroom 7'10" x 5'10" (2.4 x 1.8)



Family bathroom with four-piece suite, comprising panelled bath, shower cubicle, pedestal sink and low level WC. Double glazed window to the front and radiator.

### Gardens



The enclosed rear garden is mainly laid to lawn with a paved patio area and raised decking, ideal for outdoor entertaining, A lovely outdoor space for the family to enjoy.

### Garage & Driveway 16'8" x 8'10" (5.1 x 2.7)

Outside there is a private drive providing ample off road parking space and access to the garage.

### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band E

### EPC Rating

EPC Rating D

### 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 tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three and O2 all good

Broadband - Basic 7Mbps Ultrafast 10000

Coastal Erosion - No

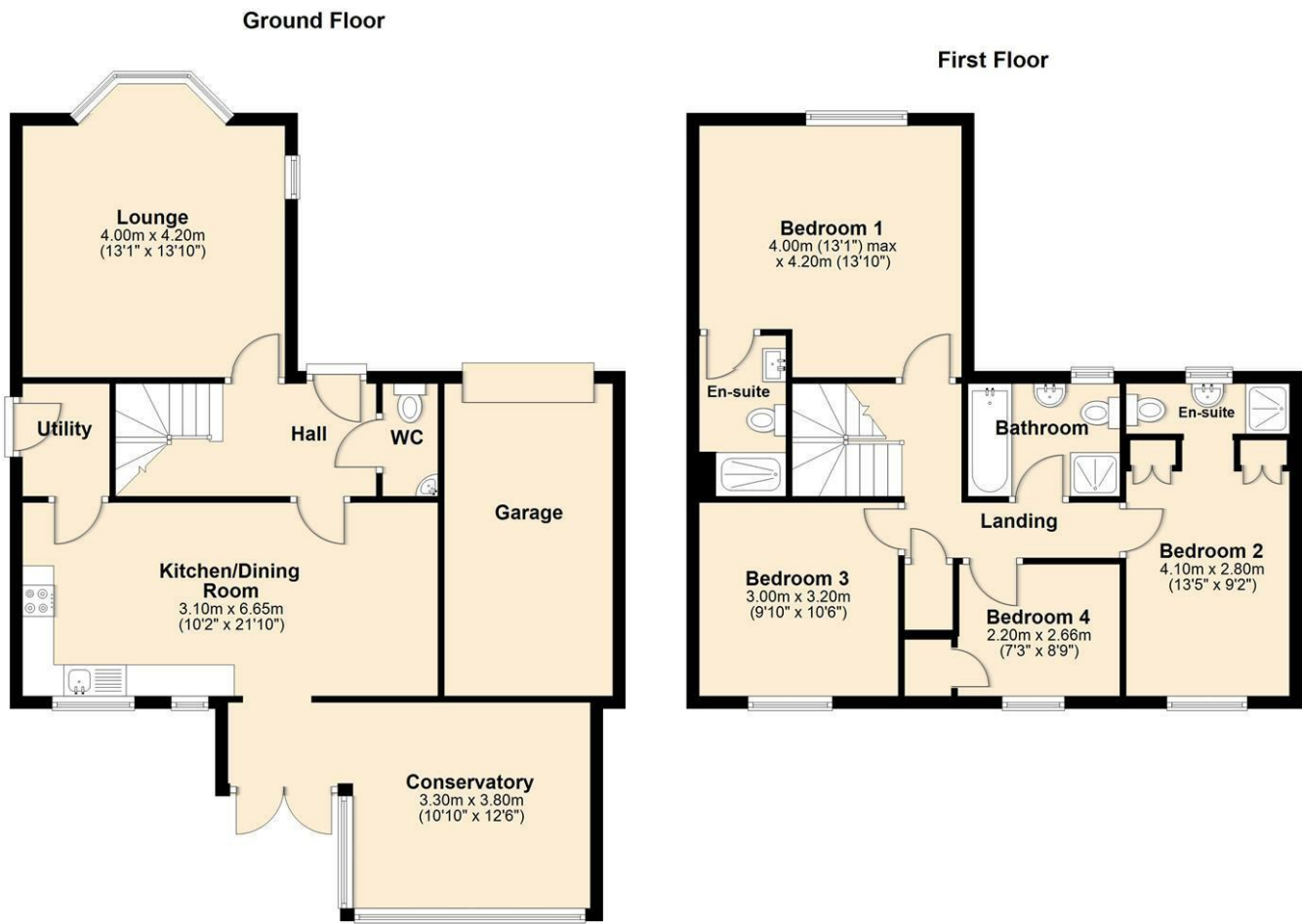
Coalfield or Mining Area - No

Planning - No

### Whitakers Estate Agent Declaration:

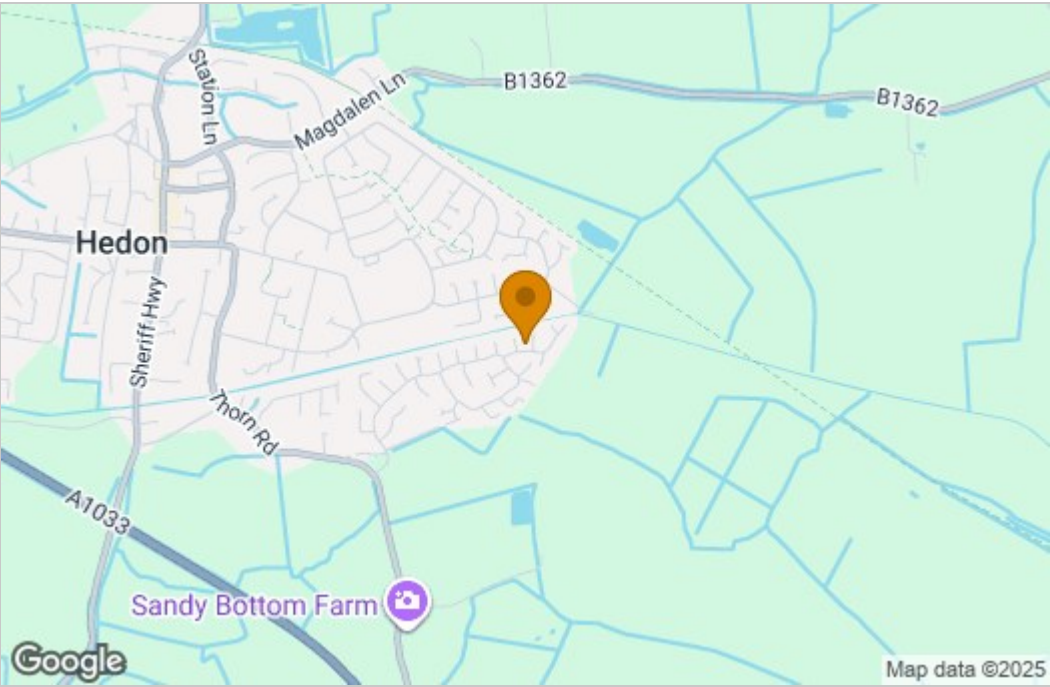
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

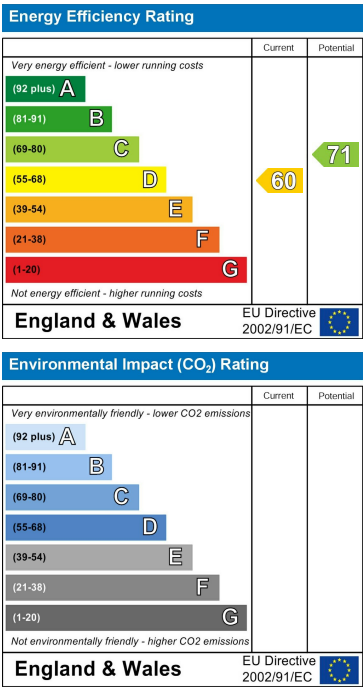


Total area: approx. 145.3 sq. metres (1564.1 sq. feet)

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.