

Whitakers

Estate Agents



6 Spicers Road, Hedon, HU12 8RP

Offers Over £250,000

This lovely 3 bedroom detached home, ideally positioned within a peaceful cul-de-sac on this popular modern development really does need to be viewed to be fully appreciated!

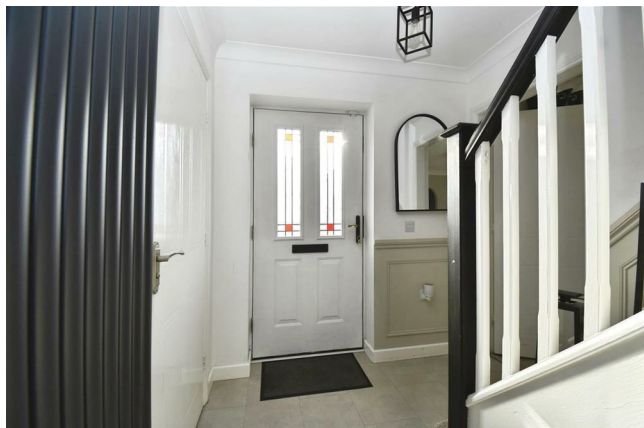
Situated on the outskirts of the popular market town of Hedon, close to local shops and amenities, the property also enjoys excellent transport links into the City of Hull and out to East Coast villages.

Presented in "move-in" condition, this lovely property would make an ideal family home and briefly comprises; entrance hallway, downstairs cloakroom, through lounge/dining room and modern fitted kitchen to the ground floor whilst to the first floor there are three generously sized bedrooms, the master being ensuite together with a family bathroom.

Having the added benefit of a low maintenance garden to the front, private side driveway, garage and an enclosed rear garden together with gas central heating and uPVC double glazing throughout, internal viewing is strongly recommended!

The Accommodation Comprises

Entrance Hallway



Composite door into entrance hallway with vinyl tiled flooring, feature tower radiator, half panelled staircase to first floor, doors to lounge and kitchen and door into.....

Downstairs Cloakroom

With low flush wc, hand wash basin, tiled walls, central heating radiator, and uPVC window to side aspect.

Lounge 13'10 x 10'10 (4.22m x 3.30m)



The bright and spacious lounge features a uPVC bow window to front aspect, media wall with feature electric fire, central heating radiator and laminate flooring which extends into....

Dining Room 8'2 x 10'10 (2.49m x 3.30m)



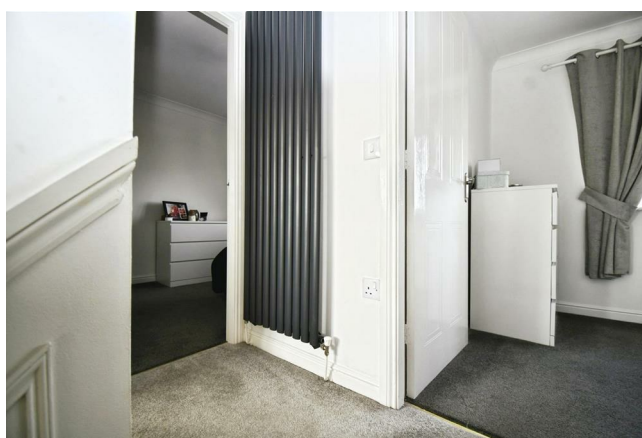
Continuation of laminate flooring, feature tower radiator, uPVC French doors into rear garden and door into....

Kitchen 15'4 x 9'10 (4.67m x 3.00m)



Fitted with a range of contemporary cream wall and base units, complementary hardwood work surfaces and splashbacks. 4 ring ceramic hob with extractor over and mid level electric double oven. Composite sink/drain, integrated fridge/freezer, washing machine and dish washer. Vinyl flooring, central heating radiator, under stair cupboard, internal doors to dining area, uPVC window to rear aspect and uPVC entrance door to side.

First Floor Landing



Half panelled staircase from entrance hallway to first floor landing with carpeted flooring, feature tower radiator and roof void access hatch.

Bedroom One 12'1 x 11' (3.68m x 3.35m)



With uPVC window to front aspect, carpeted flooring, central heating radiator and door into....

Ensuite 9'10 x 7'8 max (3.00m x 2.34m max)



Spacious ensuite comprising walk in shower cubicle with multi-jet shower, low flush wc and pedestal hand wash basin. Tiled walls, vinyl flooring, two built in storage cupboards, central heating radiator and uPVC window to front aspect.

Bedroom Two 11' x 10'1 (3.35m x 3.07m)



With uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three 9'11 x 6'9 (3.02m x 2.06m)



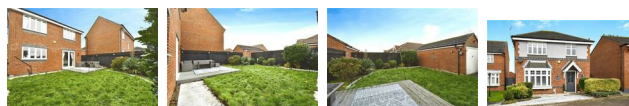
With uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bathroom



Family bathroom comprising panel bath with mixer shower over, low flush wc and hand wash basin. Tiled walls, vinyl flooring, central heating radiator and uPVC window to side aspect.

Outside

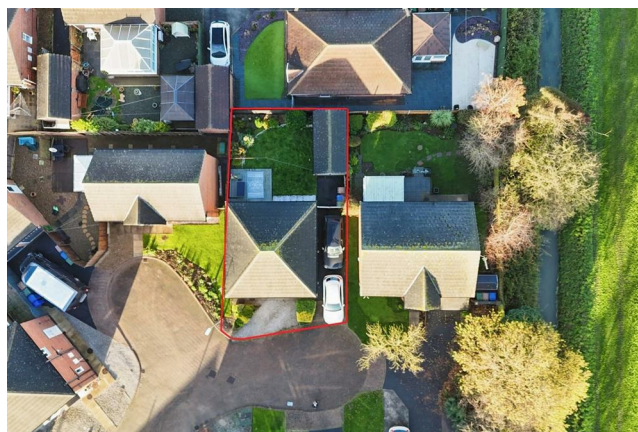


The front of the property is mainly laid to aggregate with a selection of mature shrubs and bushes offering additional off road parking whilst the private side driveway provides parking for two vehicles and leads to the detached garage. To the rear of the property is an enclosed private garden laid mainly to lawn with decked seating areas, mature borders with a wide array of mature plants and shrubs and fencing to perimeters.

Garage

The detached garage is situated at the foot of the driveway with up and over door and electric supply.

Aerial view / Land boundary



Tenure

The property is Freehold

Council Tax
Council Tax band D
East Riding of Yorkshire Council

EPC
EPC rating Awaited

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.

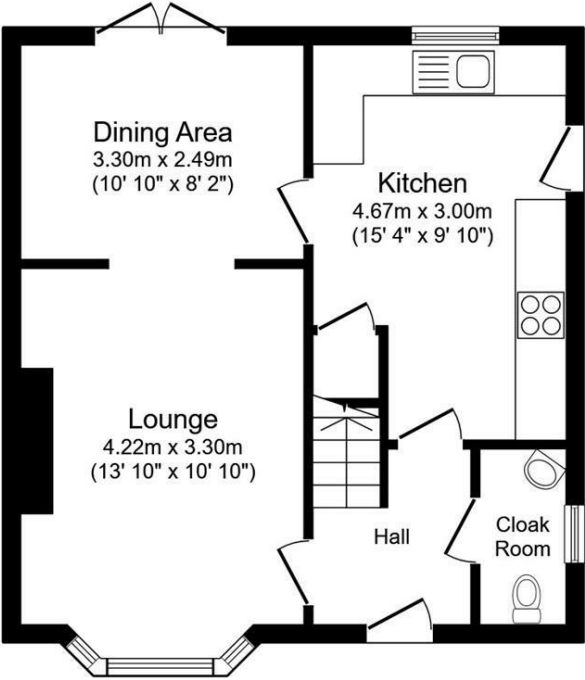
Material Information:

Construction - Brick/Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 5 Mbps, Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

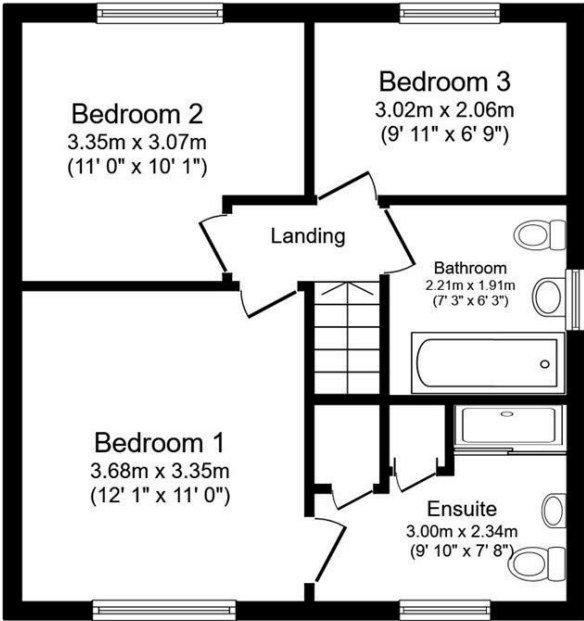
Whitakers Estate Agent Declaration:

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Floor Plan



Ground Floor
Floor area 44.9 sq.m. (484 sq.ft.)

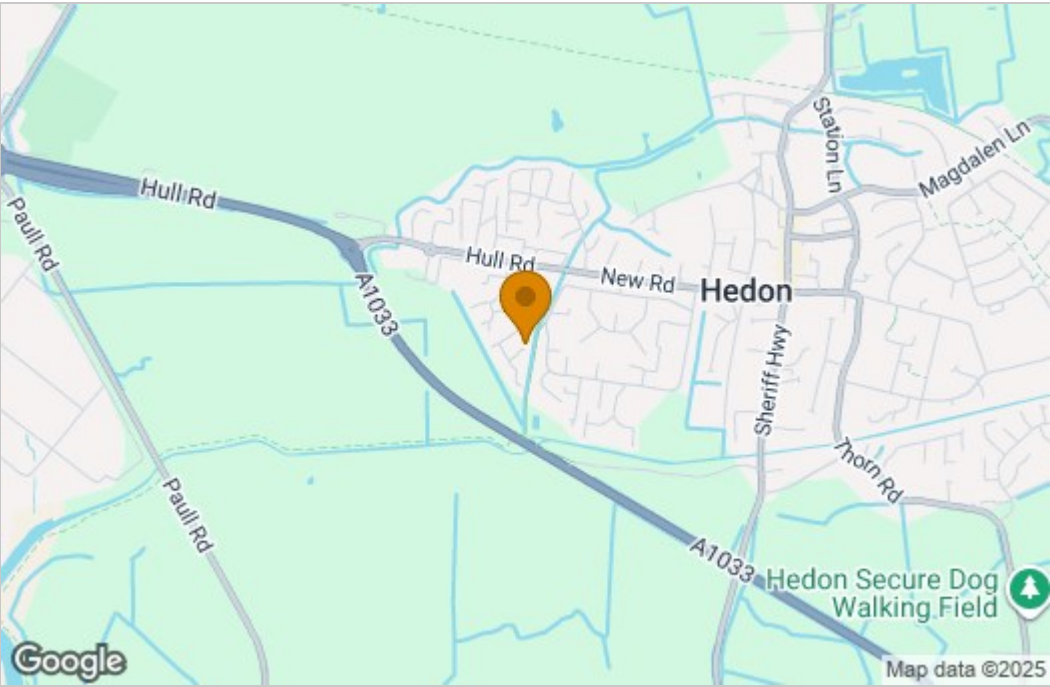


First Floor
Floor area 44.2 sq.m. (476 sq.ft.)

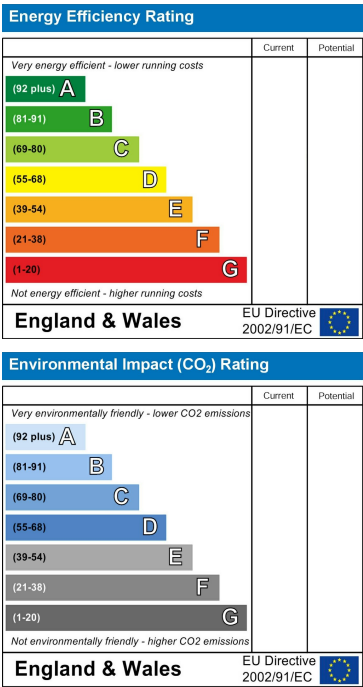
Total floor area: 89.2 sq.m. (960 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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