

# Whitakers

Estate Agents



## 10 Wyntrynham Close, Hedon, HU12 8PZ

**£265,000**

We are delighted to present this SUPERB DETACHED HOME to the market. Enjoying the sought-after location of Leaf Sail Farm, Hedon with nearby children's play park and reputable nearby schools. . ideally suited for families. benefitting from excellent public transport links to the city of Hull and out to the East Coast.

The front entrance door opens to welcome you in to view the well proportioned accommodation on offer to include: Hallway, Ground floor W.C and a door to the spacious open-plan LOUNGE to DINING area that adjoins the BREAKFAST KITCHEN, offering delightful views over the garden, creating a lovely space for entertaining family & friends.

The kitchen has ample space for a breakfast table, an ideal spot for enjoying morning coffee. The kitchen has a range of fitted units, thoughtfully laid out to ensure maximum convenience and functionality for everyday life.

Accommodation includes THREE well-proportioned BEDROOMS with the main bedroom benefiting from an EN-SUITE Shower and built-in mirrored wardrobes, offering superb storage solutions.

The second bedroom is also a double room with built-in wardrobes, while the third bedroom is a comfortable single, similarly equipped with built-in wardrobes. The first floor also benefits from Air Conditioning.

Completing the interior is a modern family BATHROOM, catering well to the needs of a busy household.

Outside there is an easy to maintain rear GARDEN with paved PATIO, ideal for dining "al fresco" along with a GARAGE and DRIVEWAY, providing ample OFF ROAD PARKING!

This well-maintained property comes to market with NO ONWARD CHAIN and represents a fantastic opportunity for those seeking a family home in a desirable setting, combining comfortable living spaces and practical features with excellent local amenities and connections.

Early viewing is highly recommended to appreciate all that this home has to offer.



## Accommodation Comprising

### Entrance Hall

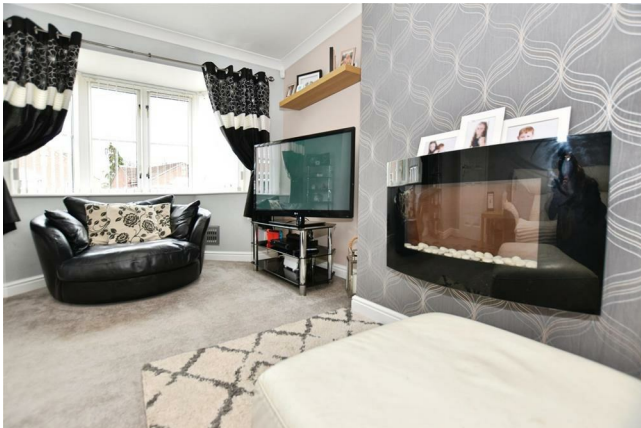
The front entrance door opens to welcome you in to view the well proportioned accommodation on offer. An attractive staircase takes you up to the first floor and doors open to the Lounge, Breakfast Kitchen and Ground Floor W.C.

### Lounge 13'9" x 11'1" (4.2 x 3.4)



A comfortable lounge with contemporary wall mounted fire and double glazed walk in bay window to the front elevation. Open plan to the dining area with double glazed window overlooking the rear garden.

### Lounge Feature



### Dining Area 8'2" x 10'2" (2.5 x 3.1 )



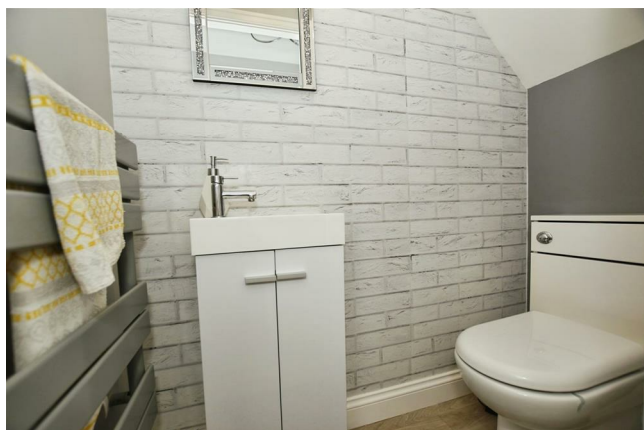
Open from the lounge, the dining area enjoys views over the rear garden and adjoins the breakfast kitchen, creating a lovely space for entertaining family & friends. Double glazed window and radiator.

### Breakfast Kitchen 13'9" x 8'6" (4.2 x 2.6)



A good range of fitted base and wall units with complimentary work surfaces and tiled splashbacks. Built in oven with five ring gas hob and extractor unit above. Integrated dishwasher and fridge. Plumbing for automatic washer and space for dryer. Sink with drainer and mixer tap. Ample room for breakfast table, double glazed window to rear elevation, tiled floor and radiator.

Ground Floor W.C.. 5'2" x 2'7" (1.6 x 0.8)



With modern suite to include: vanity unit with wash basin and useful storage below and low level W.C. Contemporary towel heater and vinyl flooring.

Bedroom One 12'9" x 9'10" (3.9 x 3.0)



A double bedroom with mirrored slide robes, double glazed window and radiator. Door to En Suite

En Suite Bed One 6'2" x 2'3" (1.9 x 0.7)  
With shower cubicle and wash basin

Bedroom Two 9'6" x 9'2" (2.9 x 2.8)



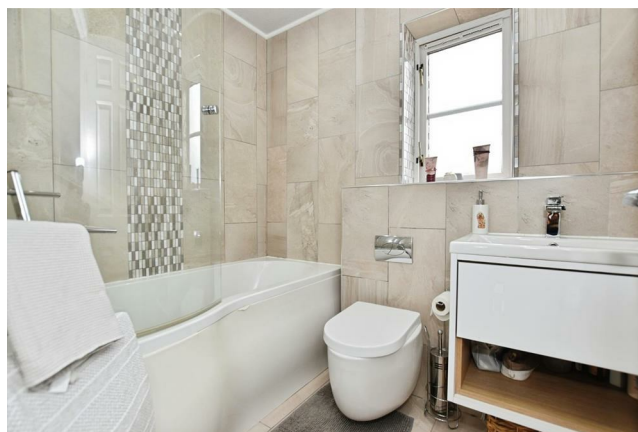
A double bedroom with fitted wardrobes, double glazed window and radiator.

Bedroom Three 7'10" x 6'6" (2.4 x 2.0 )



A single bedroom with fitted wardrobes and drawer unit. Double glazed window and radiator.

Family Bathroom 6'10" x 5'2" (2.1 x 1.6)



A fully tiled bathroom with modern three piece suite to include: P shape bath with overhead shower and glazed screen. Vanity unit housing the wash basin with useful storage cupboard below and toilet with concealed cistern. Chrome towel heater and double glazed window.

Gardens



The gardens are easily maintained with an artificial lawn and a paved patio area, ideal for outdoor dining. Timber fencing to boundaries with gated access to the front elevation.



### Garage & Driveway

An attractive block paved driveway provides ample off road parking for several vehicles. Garage with metal up and over door, power and light supplied.

### Tenure

Tenure is Freehold

### EPC Rating

EPC rating D

### Council Tax Band

East Riding of Yorkshire Council Tax Band 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 okay O2 good

Broadband - Basic 15Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

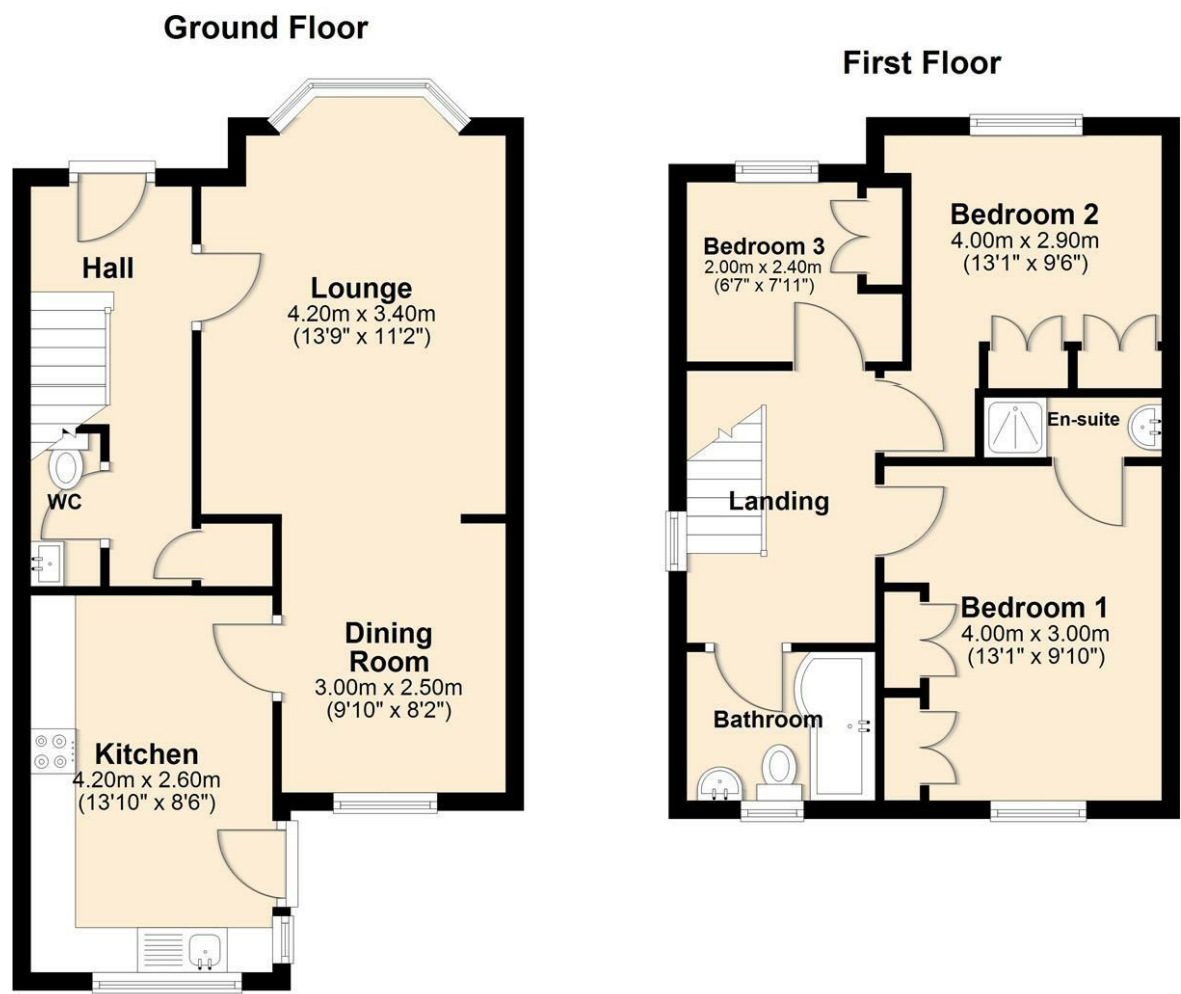
Planning - No

### Whitakers Estate Agent Declaration:

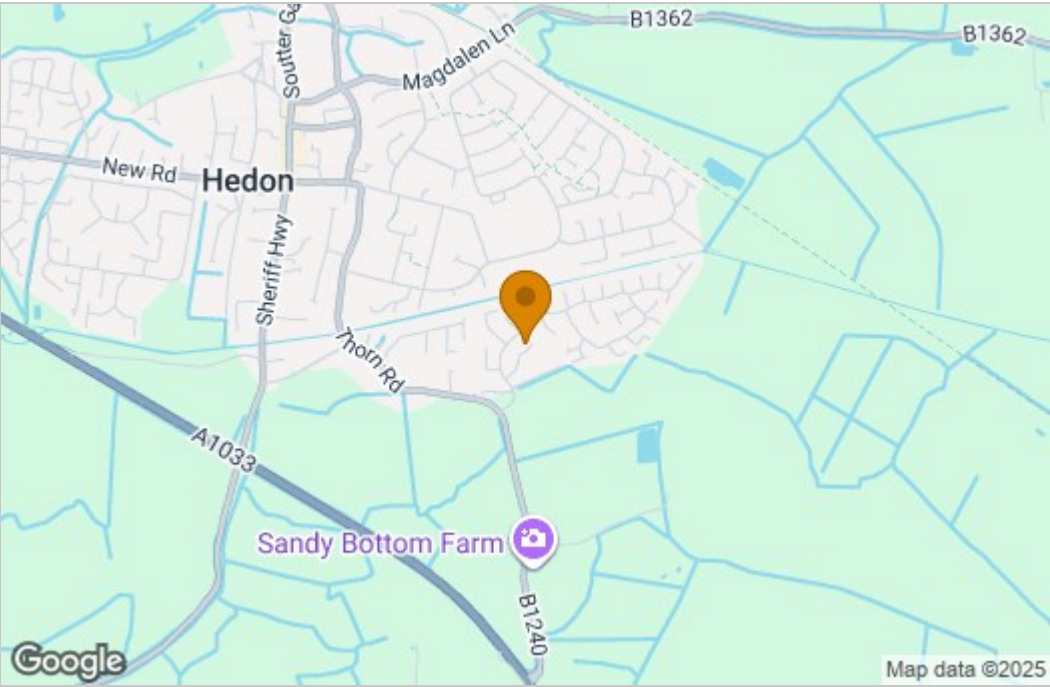
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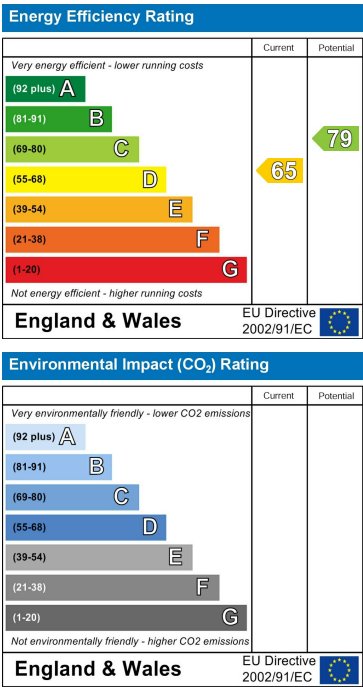
Floor Plan



Area Map



Energy Efficiency Graph



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