Whitakers
Estate Agents









11 Clough Garth, Hedon, HU12 8LS

Offers In The Region Of £200,000

Offers in the Region off £200,000!!!
Wow, seeing is believing, you will be in awe as you step into this Mediterranean paradise with paved walkways inviting you to discover the luscious tropical greenery and exotic plantings of this wonderous outdoor haven.
This Superb Semi Detached Property offers well proportioned accommodation over two floors. The side entrance door opens into the HALLWAY welcoming you in to view. A door opens to the comfortable LOUNGE with feature fireplace, a lovely room for the family to relax and unwind. There is a ground floor W.C. and a door opening to the modern DINING KITCHEN with French doors to the GARDEN ROOM, just perfect for entertaining family & friends. To the first floor are TWO DOUBLE BEDROOMS and a contemporary FAMILY BATHROOM.
A PRIVATE DRIVEWAY provides ample OFF ROAD PARKING for several vehicles with gated access to the GARAGE.
Outside is just spectacular with an array of tropical plantings and Mediterranean shrubbery, you'll be in awe of this wonderful outdoor haven.
Do not delay, call to arrange your viewing today!

Accommodation Comprising

Entrance & Hallway
The side entrance door opens to welcome you in to view this lovely home. Stairs take you up to the first floor and doors open to the lounge, ground floor W.C. and dining kitchen.

Lounge 14'9" x 16'4" (max) (4.5 x 5.0 (max))



A comfortable lounge, perfect for the family to relax and unwind with feature fireplace and bay window to the front elevation. Solid Oak flooring and radiator.

Lounge Feature



Dining Area 8'10" x 7'10" (2.7 x 2.4)



The dining area is open plan to the kitchen, adjoining the garden room, creating a lovely space for entertaining family & friends. Double glazed window, radiator and laminate flooring.

Kitchen 15'8" x 7'10" (4.8 x 2.4)



A modern fitted with a range of high gloss units to base and walls with complimentary work surface and upstands. Built in "Neff "oven and induction hob with stainless steel extractor hood above. Plumbed for automatic washing machine and dishwasher. Space for fridge freezer. Tiled floor and French doors opening to the garden room.

Garden Room 16'4" x 9'2" (5.0 x 2.8)



A useful addition to the property is the garden room, enjoying views over the wonderful tropical garden.

Ground Floor W.C.
With low level W.C. and wash basin.

Bedroom One 12'1" x 10'9" (3.7 x 3.3)



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

Bedroom Two 10'9" x 8'10" (3.3 x 2.7)



A further double bedroom with useful storage cupboard and storage into eves. Double glazed window and radiator.

Bathroom 7'6" x 6'6" (2.3 x 2.0)



A modern family bathroom with three piece suite to include : P shape bath with overhead shower and glazed screen. Vanity unit incorporating the wash basin with useful storage below and a toilet with concealed cistern. Double glazed window, towel heater and tiled flooring.

Gardens



Wow, seeing is believing, step into your own Mediterranean paradise with paved walkways inviting you to discover the luscious tropical greenery and exotic plantings around this wonderous outdoor space. There is a timber summer house to the rear of the garden where you can sit and relax whilst listening to the gentle rustle of the leafy foliage.

Outside



Garage & Driveway

A private driveway provides ample off road parking and access to the garage.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band B

EPC Rating

EPC Rating C

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 - Vodafone, Three & O2 all okay
Broadband Basic 14 Mbps Ultrafast 10000 Mbps
Coastal Erosion -No
Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.

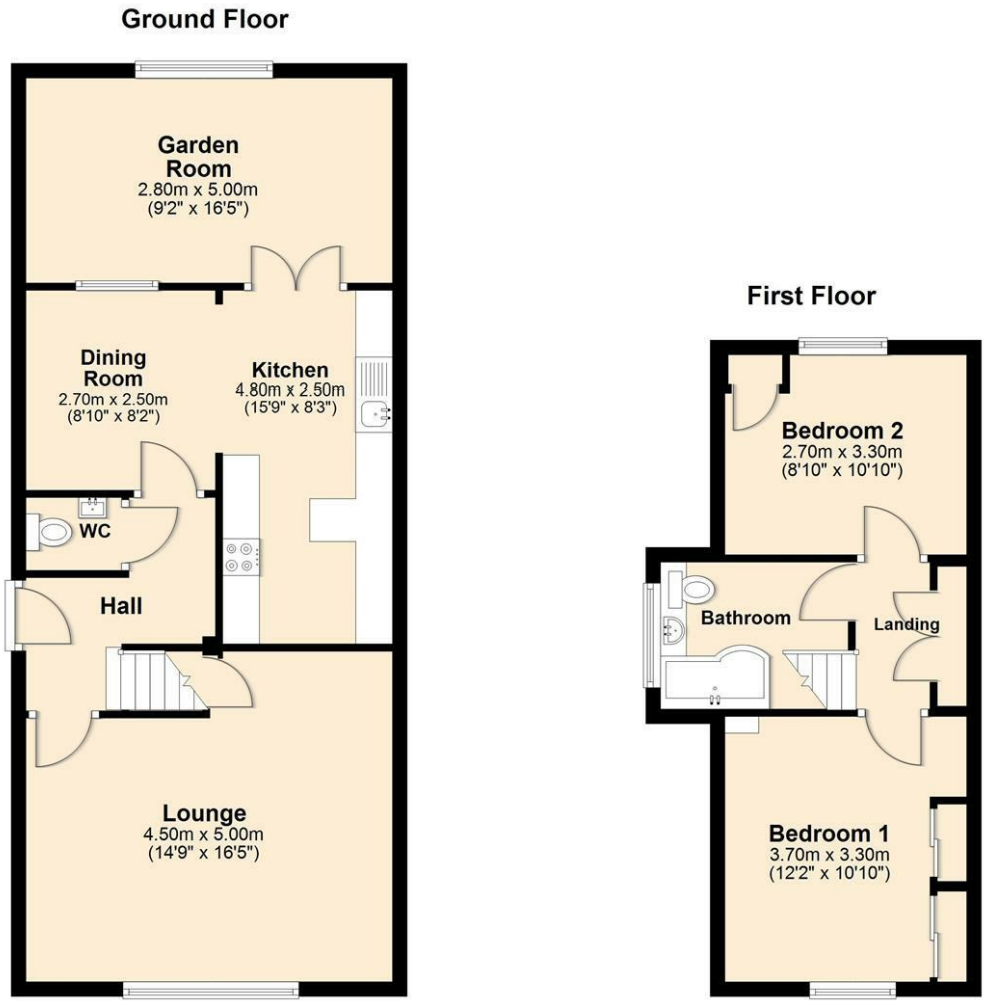
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Offering On A Property

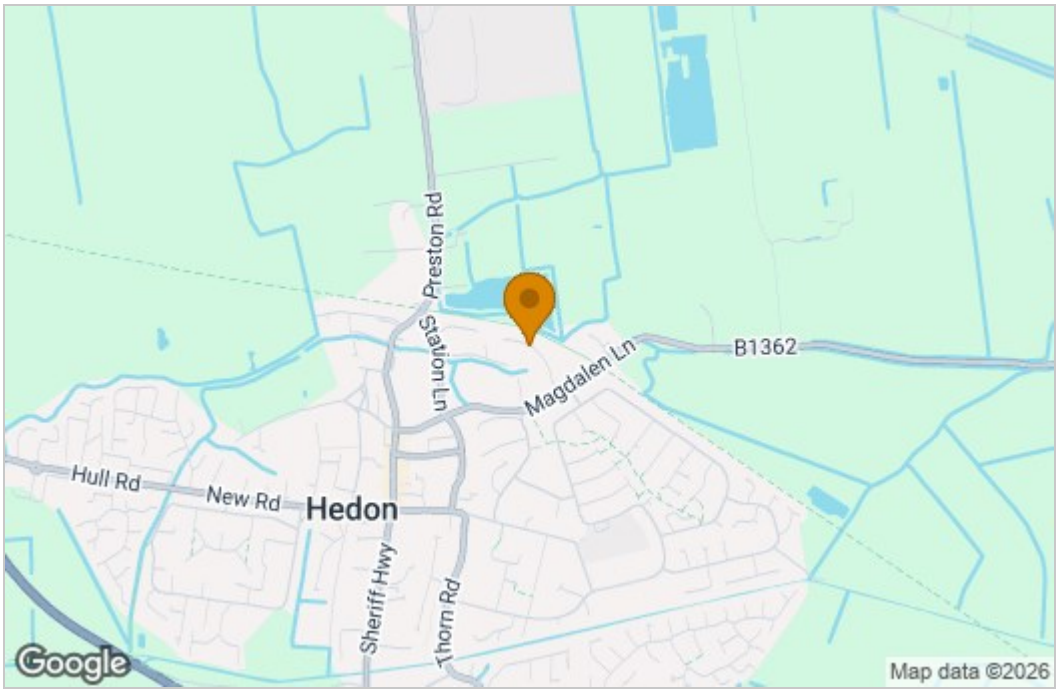
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per 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.

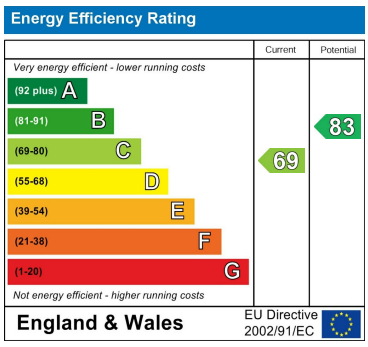
Floor Plan

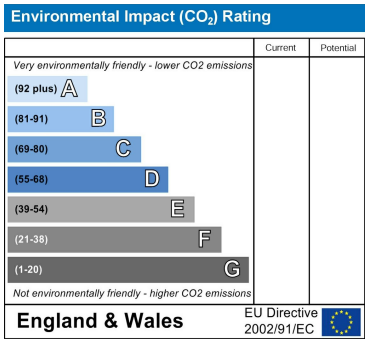


Area Map



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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