Whitakers
Estate Agents









Hazeleigh Cherry Tree Lane, Hedon, HU12 8JZ

Offers Around £400,000

LOCATION, LOCATION, LOCATION*
Rarely Available " Hazeleigh" is a Superb Detached Dormer Bungalow, enjoying the desirable tree lined setting of Cherry Tree Lane, a private lane, just off Station Road at the heart of the Historic Market town of Hedon.
This Superb DETACHED DORMER BUNGALOW has been loved by the current owners for over 25 years and comes to the market looking for new owners to relove and cherish this wonderful home.
Adorned with beautiful mature trees and shrubbery, Hazeleigh has a circular driveway. providing easy access to the property. Steps take you up to the front entrance door, opening to welcome you in to view the generously proportioned accommodation on offer.
There is a comfortable LOUNGE with feature fireplace and LOG BURNING STOVE, lovely to cosy up to on those cold winter evenings, an attractive staircase takes you up to the first floor and patio doors open to the side elevation. There is an OPEN PLAN DINING KITCHEN with adjoining CONSERVATORY, creating a lovely space for gatherings, entertaining family & friends.
There is a family BATHROOM with four piece suite including shower cubicle and THREE GROUND FLOOR DOUBLE BEDROOMS with the main having a good range of fitted furniture.
An attractive staircase from the lounge takes you up to the generously proportioned first floor BEDROOM with EN SUITE BATHROOM, views from this room over the gardens and beyond are just breath-taking.
Lovingly tended GARDENS wrap around the property, adorned with beautiful mature trees and shrubbery, the gardens are a wonderous outdoor space for all the family to enjoy.
There is a PRIVATE CIRCULAR DRIVEWAY providing easy access for OFF ROAD PARKING and access to the DETACHED GARAGE.

Call Whitakers Estate Agents to arrange your viewing today !!

Accommodation Comprising

Entrance & Hallway 15'10" x 3'10" (4.84 x 1.19)



Steps take you up to the front entrance door, opening to welcome you in to view the generously proportioned accommodation on offer. Doors to Bedrooms and Lounge.

Lounge 28'8" x 16'9" (8.75 x 5.11)



A comfortable lounge with feature fireplace and log burning stove, lovely to cosy up to on those cold winter evenings. There is a curved bay window to the front elevation and an attractive staircase taking you up to the first floor. Radiator and doors to the inner lobby and onto the kitchen

Lounge Feature Fireplace



Lounge Wide Stairs to First Floor



Feature staircase taking you up to the first floor.

Open Plan Dining Kitchen



A wonderful open plan layout, perfect for entertaining & family gatherings.

Dining Area 11'3" x 7'7" (3.45 x 2.33)



Open from the kitchen the dining area has ample space for table & chairs, ideal for entertaining family & friends.

Kitchen Area 19'4" x 12'0" (5.90 x 3.66)



The kitchen is ideal for the culinary member of the family with a range of fitted units to base and walls, incorporating the breakfast bar with complimentary work surface and tiled splashbacks. Built in double oven and gas hob with stainless steel extractor hood above. Stainless steel sink with mixer tap and drainer. Integrated fridge freezer and plumbing for automatic washing machine and dishwasher. Open to the dining area, creating a wonderful space for entertaining family & friends. Two double glazed windows, radiator and tiled floor.

Conservatory 9'0" x 8'5" (2.76 x 2.57)



A lovely addition to the property, enjoying views over the rear garden, perfect to enjoy your morning coffee. Part brick and double glazed construction with patio doors opening to the rear garden.

Rear Garden



Inner Lobby 3'8" x 2'11" (1.13 x 0.89)
Inner lobby with doors to Bedroom One and the family bathroom

Bedroom One Ground Floor 15'1" x 13'1"(max) (4.61 x 3.99(max))



A double bedroom with a good range of fitted bedroom furniture, including wardrobes, overhead top boxes and drawers, providing ample storage facilities. Two double glazed windows, radiator and laminate flooring.

Family Bathroom Ground Floor 8'9" x 8'11" (2.67 x 2.73)



The family bathroom has a corner bath, shower

cubicle, low level W.C. and pedestal wash basin. Tiling to splashbacks, radiator and double glazed obscure window.

Bedroom Two Ground Floor 12'2" x 11'0" (3.71 x 3.36)



A double bedroom with double glazed window and radiator.

Bedroom Three/ Study Ground Floor 12'2" x 11'2" (3.71 x 3.41)



A double bedroom with a range of fitted wardrobes, drawers and desk area, currently used as the home office / study. Double glazed window enjoying views over the front garden. Radiator and laminate flooring.

First Floor Landing

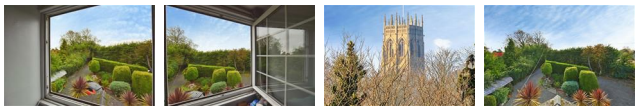
With storage into eves and door to bedroom four.

Bedroom Four First Floor 19'5" x 10'10" (max) (5.94 x 3.31 (max))



A generously proportioned double bedroom with adjoining En suite bathroom and built in slide wardrobe. The window to the front opens out wide , enjoying views over the garden and mature trees beyond, just lovely to wake up to in the morning. There are two Velux windows, from one there is a view of St Augustine's Church.

Views From First Floor Bedroom



En Suite Bathroom to Bedroom Four 6'3" x 5'10" (1.91 x 1.80)



En Suite bathroom with panelled bath, low level W.C. and wash basin. Velux window and radiator.

Circular Driveway & Garage



A circular driveway provides easy access in and out of the property and provides ample off road parking, access to the detached garage.

Front Garden



Adorned with mature trees and shrubbery the lovingly tended gardens wrap around the property.

Rear Garden

Mainly laid to lawn with mature trees and shrubbery to boundaries.

Rear of Property & Garden



Rear Garden Outbuildings

There is a garden shed/ storage area, ideal for storing your garden equipment.

Aerial view of the property



Land boundary



Tenure

Tenure is Freehold

EPC Rating

TBC....

Council Tax Band

East Riding of Yorkshire Council Tax Band E

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 17 Mbps/ Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

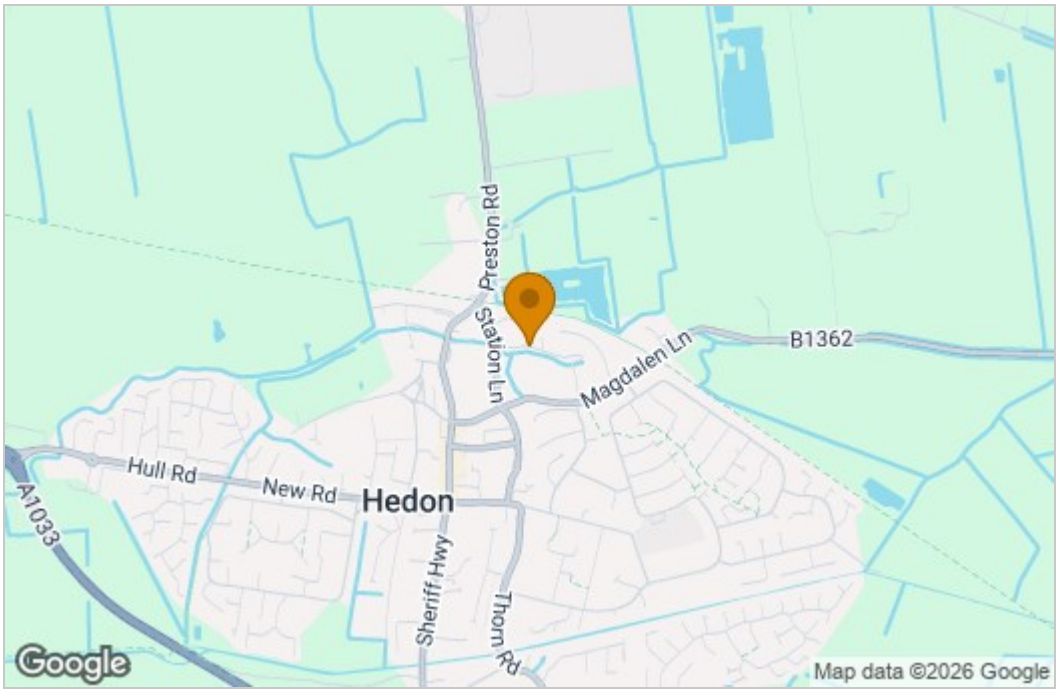
Whitakers Estate Agent Declaration.

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.

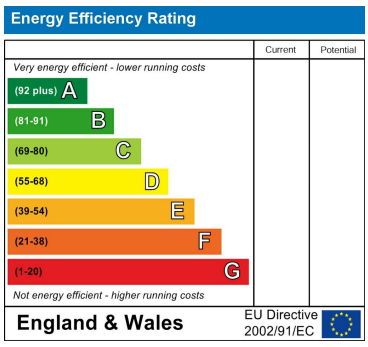
Floor Plan

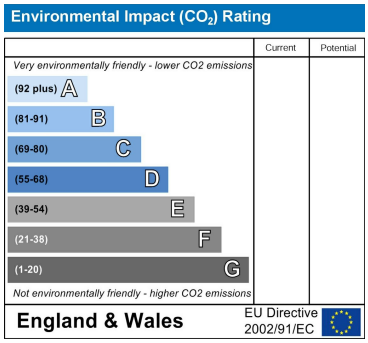


Area Map



Energy Efficiency Graph





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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