Whitakers
Estate Agents









23 Cromwell Road, Hull, HU12 8GF

Asking Price £235,000

A SUPERB THREE BEDROOM DETACHED, FAMILY HOME, set on the popular Leaf Sail Farm Development Hedon, For Sale with No Onward Chain, ready and waiting for new owners to move in and make it their own!

The front entrance door opens to welcome you into view the well proportioned accommodation on offer : Entrance hall with beautiful wood flooring and stairs taking you up to the first floor. Doors open to the Ground Floor W.C. and a comfortable LOUNGE with feature fireplace and solid wood flooring. At the heart of this home is the superb OPEN PLAN DINING KITCHEN with French doors opening out to the rear garden and decked area, creating a wonderful space for entertaining family & friends. There is a useful UTILITY ROOM adjoining the Garage/Store.

There is a family BATHROOM and THREE BEDROOMS to the first floor with the main bedroom having a fully tiled EN SUITE.

Outside , adorned with mature trees, the rear garden is family & pet friendly with part brick and timber fencing to boundaries. Mainly laid to lawn with raised decking, providing ample space for outdoor seating, ideal for dining "al fresco" or just a lovely space to sit and enjoy the garden.

There is a PRIVATE DRIVEWAY, providing ample OFF ROAD PARKING and access to the GARAGE/STORE.

Set in popular Historic Market Town of Hedon and within easy reach of all local amenities and highly regarded local schools.

For sale with NO ONWARD CHAIN, call us to arrange your viewing today!

Accommodation Comprising

Entrance & Hallway

A canopied front entrance door opens to welcome you in to view the accommodation on offer.

Lounge 14'6" x 10'7" (4.44 x 3.23)



A comfortable lounge with feature fireplace and walk in bay window to the front elevation. Solid wood flooring and radiator.

Lounge Feature



Feature fireplace with inset "living flame" fire.

Open Plan Dining Kitchen 17'1" x 10'8" (5.23 x 3.26)



A fabulous open plan dining kitchen with French doors opening out to the rear garden and decking area, creating a lovely space for entertaining family & friends.

Kitchen Area



At the heart of this home is the kitchen , perfect for the culinary member of the family with a range of high gloss units and complimentary work surface incorporating the breakfast bar, integrated dishwasher & fridge. Attractive mosaic tiling to splashbacks and stainless steel sink with mixer tap. Built in oven with gas hob and stainless steel extractor hood above, perfect for the culinary member of the family. Double glazed window, enjoying views over the rear garden and tiled flooring.

Dining Area



Ample space for table & chairs with feature French doors opening out to the rear garden, a lovely space for entertaining.

Ground Floor W.C. 5'9" x 2'7" (1.76 x 0.81)



Fully tiled ground floor W.C. with toilet and wash basin. Chrome towel heater and double glazed obscure window.

First Floor

Bedroom One 10'7" x 11'0" (3.25 x 3.36)



A double bedroom with double glazed window to front elevation and radiator. Door to En suite.

En Suite Bedroom One 7'2" x 3'9" (2.19 x 1.16)



Fully tiled En Suite with walk in shower cubicle, vanity wash basin with useful storage below and low level W.C. Double glazed obscure window and towel heater.

Bedroom Two 10'7" x 9'6" (3.25 x 2.91)



A double bedroom with double glazed window and radiator.

View from first floor bedroom



Bedroom Three 10'8" x 6'5" (3.27 x 1.98)



A single bedroom with double glazed window and radiator.

Family Bathroom 7'10" x 6'5" (2.40 x 1.98)



Fully tiled family bathroom with panelled bath and overhead shower with glazed screen. Low level W.C. and pedestal wash basin. Double glazed obscure window and radiator.

Outside

Decking Area



Ample space for table & chairs.

Rear Garden



Adorned with mature trees, the rear garden is family & pet friendly with part brick and timber fencing to boundaries. Mainly laid to lawn with raised decking, providing ample space for outdoor seating, ideal for dining "al fresco" or just a lovely space to sit and enjoy the garden.

Utility & Garage / Store



There is a useful utility room to the garage/store with a range of fitted units and stainless steel sink. Plumbing for automatic washing machine and space for tumble dryer.

Driveway Off Road Parking/ Garage/Store

A private driveway provides Off Road Parking and access to the garage/ store.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band D

EPC Rating

EPC Rating D

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.

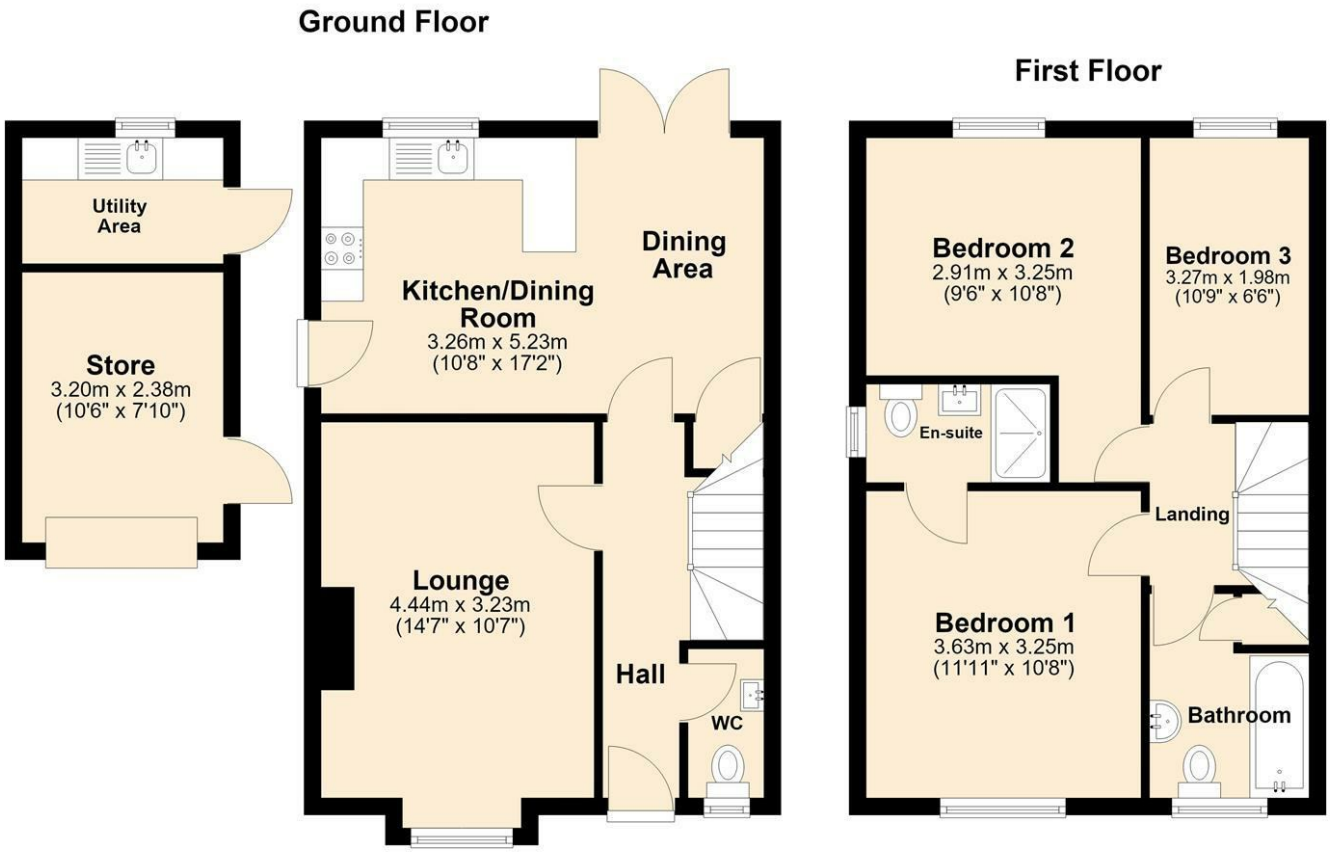
Material Information.

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - Basic 12 Mbps / Ultrafast 10000 Mbps
Broadband - O2 EE Three & Vodafone all okay
Coastal Erosion - No
Coalfield or Mining Area - No

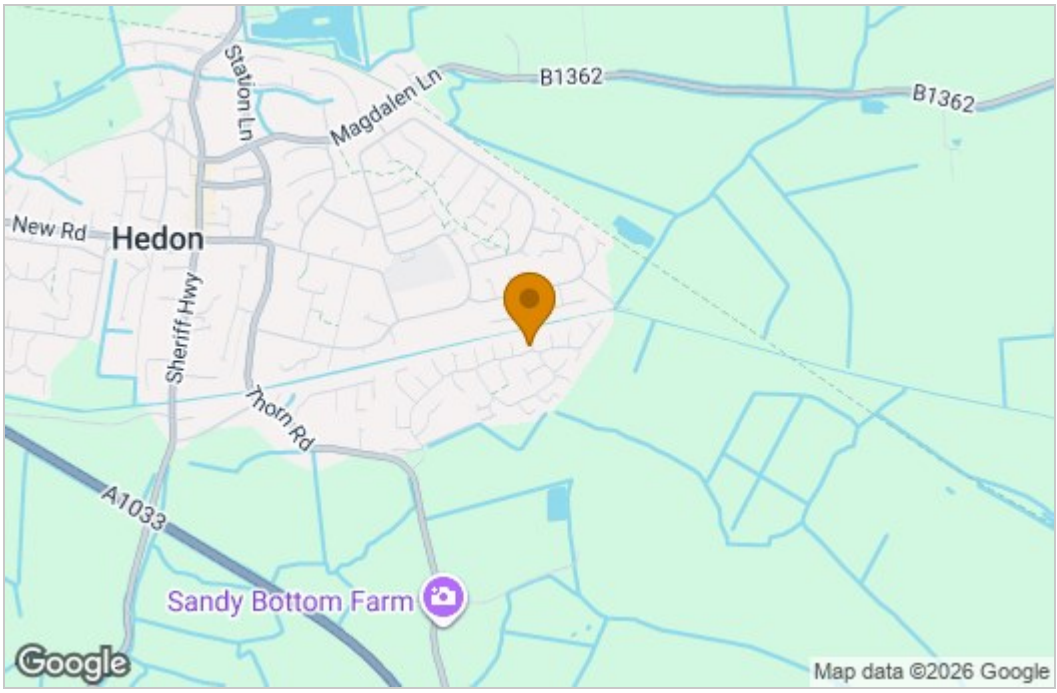
Whitakers Estate Agent Declaration.

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.

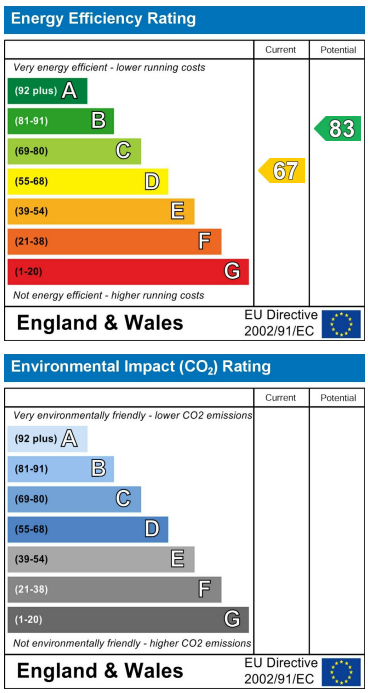
Floor Plan



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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