



Dandelions, Cherry Tree Lane, Hedon, Hull, East Riding of Yorkshire, HU12 8JZ

FINE & COUNTRY

STANDING IN NEARLY HALF AN ACRE IN A DISCREET SETTING CLOSE TO THE CENTRE OF TOWN
PROVIDING FOUR DOUBLE BEDROOM ACCOMMODATION



You will be amazed what lies inside this individual and extremely deceptive property. Providing four double bedroom accommodation, featuring a superb open plan dining living kitchen approximately 32ft x 23ft. This exceptional plot has potential for further extension or development subject to the necessary consents. Ideal for early retirement with bedrooms, bathrooms and facilities on the ground floor, with two bedrooms and bathroom to the first floor would also make an excellent family property. Take a look at the floorplan and photographs to fully appreciate the space and lifestyle on offer.

Location

The Historic Town of Hedon is located just off the A1033, approximately seven miles to the east of the centre of Hull. A weekly market is held in St Augustines Gate where a variety of local shops can be found. Considered as the Gateway to Holderness, Hedon also serves many of the nearby villages. A well regarded Secondary School is located on the north side of the town, there are two local primary schools and a regular bus service to Hull is available.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floor plan forming part of these sale particulars and briefly comprises as follows:

Entrance Porch

To the ...

Entrance Hall

Staircase off with understairs storage cupboard.

Lounge

Walk-in bay window, large recessed tall mantle fireplace with inset wood burning stove, laminate flooring.





Open Plan Dining Living Kitchen

The sitting area has double French doors to the rear garden.

The kitchen and dining area has a wide range of bi-fold doors taking full advantage of the garden aspect. Includes a comprehensive range of stylish floor and wall cabinets with matching centre island unit and complementing worktops. A full range of integrated appliances include refrigerator, freezer, microwave, oven and hob, automatic washing machine, dryer and dishwasher plus single drainer one and a half bowl sink unit.

Bedroom 1

Walk-in bay window.



Bedroom 2

With en-suite dressing room which has also been equipped with drainage for en-suite shower room if desired.

Family Bathroom

Has a four piece suite comprising panelled bath, independent shower cubicle, vanity wash hand basin and low level w.c.

First Floor Landing

Bedroom 3

With Velux skylight windows. Access to loft eaves.

Bedroom 4

First Floor Shower Room

Includes shower cubicle, vanity wash hand basin and low level w.c.

Outside

The property is approached via a private road and overlooks a protected historic site. A wide frontage provides enormous potential for further development, subject to planning permission, with the possibility of an additional plot. A private side drive leads to a detached garage. The gardens extend to the front, side and rear of the property being mainly lawned. To the rear there is a raised decking area accessed from the bi-fold doors, beyond which is a kitchen garden with greenhouse and garden shed.

Tenure

The property is freehold.

Services

Mains gas, water, electricity and drainage are connected to the property.

Central Heating

The property has the benefit of a gas fired central heating system to panelled radiators.

Double Glazing

The property has the benefit of UPVC double glazed windows.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

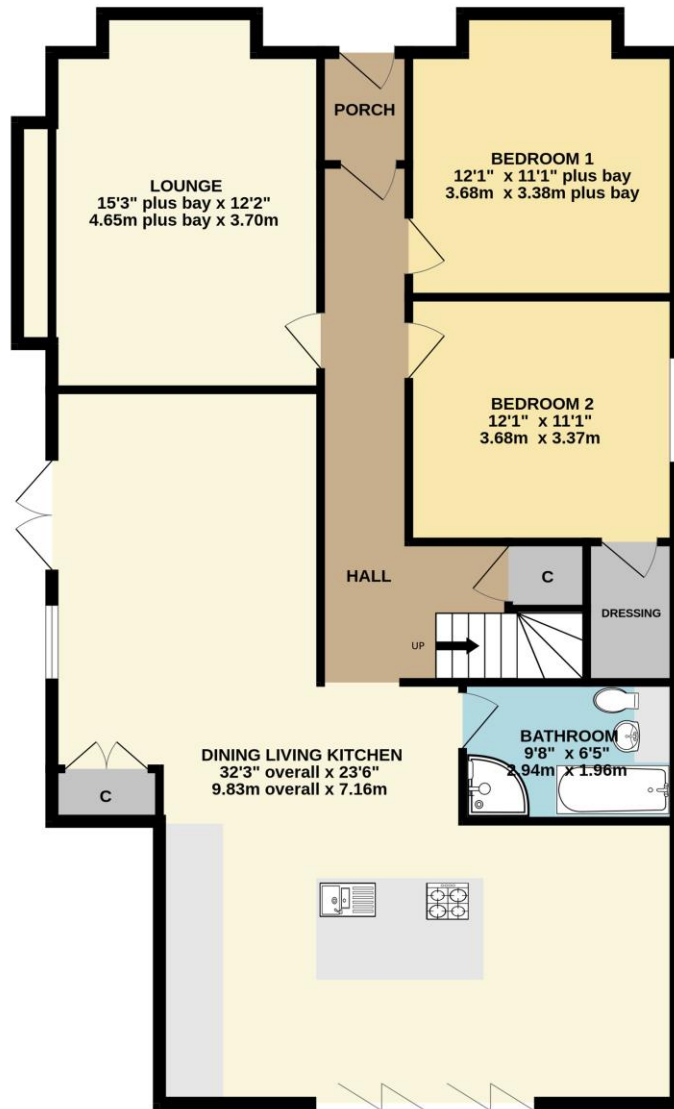
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Valuation/Market Appraisal:

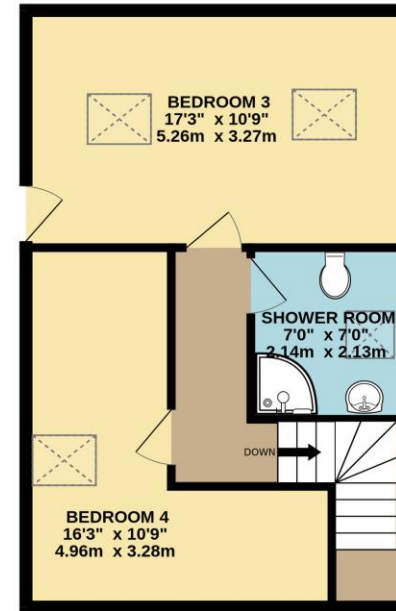
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GROUND FLOOR
1318 sq.ft. (122.5 sq.m.) approx.



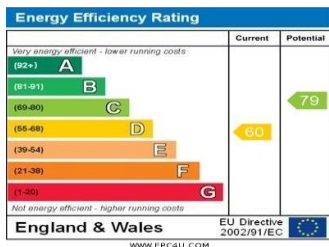
1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



CHERRY TREE LANE, HEDON, HU12 8JZ

TOTAL FLOOR AREA : 1782 sq.ft. (165.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

