



## Pollards Close

Hedon Hull

HU12 8FR

**£284,950**

We are delighted to offer onto the market this very appealing and beautifully presented 3 Bedroom detached house situated in a small and desirable cul-de-sac setting. Viewing is essential to appreciate this home, in particular to the most attractive landscaped garden with Summerhouse. Briefly the accommodation comprises Entrance Hall, Cloakroom/WC, Lounge, stunning and well-fitted Living/Dining Kitchen. On the first floor there are 3 Bedrooms (Master having fitted wardrobes and En-Suite Shower Room) and Bathroom. The property also benefits from gas central heating, uPVC double glazing, private block paved drive leading to a good size attached Garage, a built-in ceiling sound system with speakers to the Lounge, Kitchen, Master Bedroom and En-Suite (installed by the developers) and alarm system (which also covers the Garage). A great family home not to be missed!

# Property Features

- Detached House
- 3 Bedrooms
- Bathroom + Shower Room + Cloakroom
- Beautifully Presented
- Stunning Rear Garden With Summer House
- Private Drive Leading To Attached Garage
- Small Cul-De-Sac Setting
- Viewing Essential

## Full Description

### LOCATION

The property is situated in this historic town of Hedon lying to the eastern outskirts of Hull with excellent amenities on the main street of Hedon which boasts a wide variety of shops, cafes, schools and public transport. Hedon is also ideally placed for travelling distance to Hull and for the east coast.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

With attractive entry door having uPVC double glazed window to the side, laminate flooring and staircase leading to the first floor.

##### CLOAKROOM

With low level WC, wash basin with mixer tap, single central heating

radiator and laminate flooring.

#### LOUNGE

13' 11" x 11' 4" (4.24m x 3.45m)

With display uPVC double glazed window, cornice to the ceiling, single central heating radiator, fireplace with gas fire and TV point.

#### ATTRACTIVE LIVING/DINING KITCHEN

18' 0" x 13' 3" (5.49m x 4.04m)

With good range of fitted base and wall-mounted units, worktop surface areas with splashbacks, resin sink and drainer with mixer tap, uPVC double glazed window which overlooks the rear, uPVC double glazed French doors leading from the Dining Area to the rear garden, integrated dishwasher, automatic washing machine, built-in oven and 4 ring gas hob, extractor/cooker hood, space saver heater, down lighters, single central heating radiator, access door to the garage and also generous understairs cupboard.

#### FIRST FLOOR

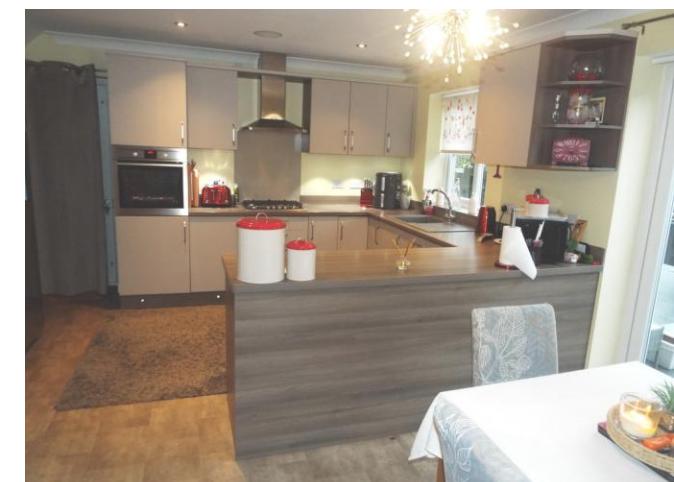
##### LANDING

With built-in airing cupboard housing hot water cylinder, access to the boarded roof void area via ladder and cornice to the ceiling.

##### MASTER BEDROOM

13' 6" x 8' 4" (4.11m x 2.54m)

Measured up to wardrobes. With uPVC double glazed window which overlooks the rear, fitted wardrobes having sliding doors, single central heating radiator and cornice to the ceiling.



# Full Description

## EN-SUITE SHOWER ROOM

6' 0" x 7' 2" (1.83m x 2.18m)

With shower cubicle, wash basin, low level WC, down lighters, shaver point, white metal towel radiator, extractor and uPVC obscured double glazed window which overlooks the side of the property.

## BEDROOM 2

11' 8" x 11' 2" (3.56m x 3.4m)

With uPVC double glazed window which overlooks the front, single central heating radiator and cornice to the ceiling.

## BEDROOM 3

8' 1" x 8' 1" (2.46m x 2.46m)

With uPVC double glazed window which overlooks the rear, single central heating radiator and cornice to the ceiling.

## FAMILY BATHROOM

5' 10" x 6' 7" (1.78m x 2.01m)

With panelled bath having thermostat controlled mixer tap with shower over, wash basin, low level WC, shaver point, white metal towel radiator, tiled areas, extractor and uPVC obscured double glazed window which overlooks the front.

## OUTSIDE

The cul-de-sac is a private driveway with a total of 4 properties.

To the front of the property there is Artificial turf, planted area and path, block paved drive providing ample vehicular parking and leading to attached Garage (17'7" x 8'11") having up and over door, pitched roof, boiler serving central heating and hot water, power and lighting connected and uPVC double glazed door leading to the rear

garden. To the rear of the property there is a stunning garden which has been professionally landscaped with fencing on perimeters, patio, artificial lawn and Summerhouse.

## TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

## VIEWING

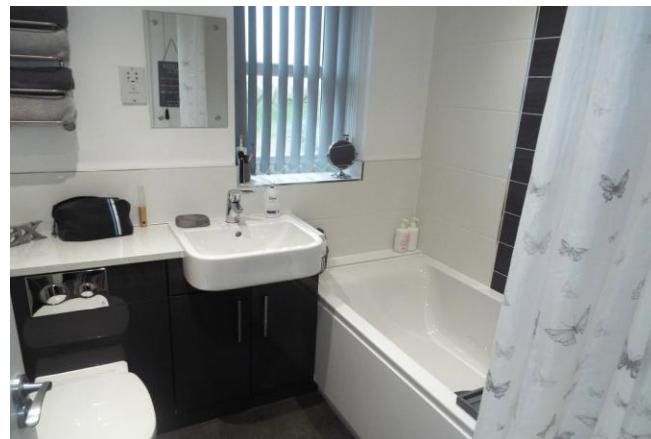
TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

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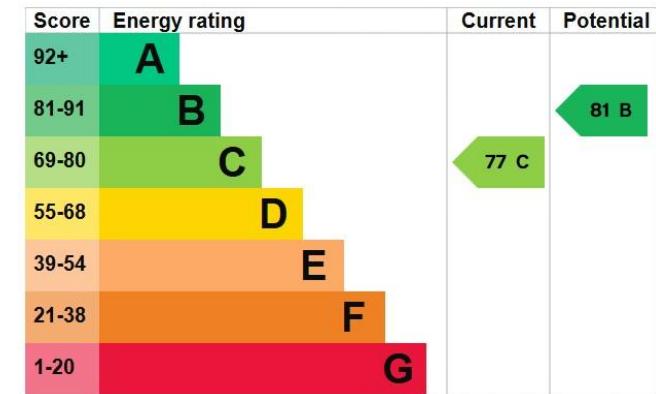
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