



71 Thorn Road, Hedon, HU12 8HL

LEONARDS

- Fabulous bungalow, GCH
- Presented to a high standard, uPVC DG

- Three/four bedrooms
- Lounge and dining room

- Breakfast kitchen
- Bathroom and en-suite

FABULOUS BUNGALOW THAT IS PRESENTED TO A VERY HIGH STANDARD! Lovingly improved and maintained by its current owner, this unique property NEEDS TO BE VIEWED TO APPRECIATE THE SIZE AND THE ACCOMMODATION ON OFFER. With landscaped gardens to the front and rear, parking and a double garage this WOULD TICK ALL BOXES! Accommodation comprises an entrance porch, fabulous breakfast kitchen with appliances, three bedrooms, with the fourth been converted into a utility room/wardrobe area, family bathroom and en-suite shower room, elegant lounge and dining room, hallways and a walk-in wardrobe. Gas central heated and uPVC double glazing with solar panels also on the property. ONE OF THE FINEST PROPERTIES IN HEDON -VIEW NOW.

Price £335,000



LOCATION

Located on Thorn Road in Hedon, on a good size corner plot. The Historic Town of Hedon is located off the A1033, around seven miles to the East of the centre of Hull. Hedon also serves many of the nearby villages and has a good variety of local shops. The well regarded South Holderness Secondary School is located on the north side of the town, there are also two local primary schools and a regular bus service to Hull is available.

GROUND FLOOR

ENTRANCE

Enter via a uPVC double glazed door to the side into the entrance porch.

ENTRANCE PORCH

Internal door leading into the breakfast kitchen. Lighting.

BREAKFAST KITCHEN

4.70m x 4.22m (15'5 x 13'10)

Two uPVC double glazed windows to the side aspect. A fabulous kitchen with cream base and wall mounted units with soft closing cupboards and drawer units with contrasting laminate work surfaces and lighting and plinth lighting. Matching free-standing island with seating and further storage units. Ceramic one and half sink unit with mixer tap. Five ring gas hob with extractor over and built in electric oven and microwave. Integrated fridge/freezer and a dish washer. Inset ceiling spotlights. Contemporary splash back areas. Radiator. Laminate flooring. TV aerial. Cupboard housing the cylinder tank. A uPVC double glazed door leading outside. Internal doors leading into the front and side hallways.

FRONT HALLWAY

2.82m x 1.22m (9'3 x 4'0)

Internal doors leading into the lounge, dining room, family bathroom and bedroom one. Laminate flooring.

BEDROOM ONE

4.14m x 3.63m to wardrobes (13'7 x 11'11 to wardrobes)

A uPVC double glazed bay window to the front aspect overlooking the fantastic garden. Mirror fronted fitted wardrobes, overhead storage facilities, bedside cabinets and display units. Radiator. TV aerial.

LOUNGE

4.24m plus bay x 4.22m (13'11 plus bay x 13'10)

A uPVC double glazed bay window to the front aspect that provides a "room with a view." A contemporary feature fireplace with a granite style inset and hearth housing a gas fire. Inset ceiling spotlights and a dado rail. Coving to the ceiling. TV aerial and telephone point. Two attractive recesses. Opening into the dining room.



DINING ROOM
4.24m x 3.33m (13'11 x 10'11)

A uPVC double glazed window to the side aspect, Radiator. Space for a dining room table and chairs. Laminate flooring. Inset spotlights to the ceiling. Laminate flooring. A uPVC double glazed patio door and sidelight to the rear aspect.

FAMILY BATHROOM
2.95m x 2.82m (9'8 x 9'3)

A uPVC double glazed window to the side aspect. Elegant bathroom comprising of a four piece suite consisting of a large encased bath with chrome mixer tap and shower fitment, shower enclosure with plumbed in shower, wash hand basin with granite style surface and fitted storage cupboards and large mirror. Low level flush WC. Inset spotlights to the ceiling, coving to the ceiling, tiled splash backs and flooring. Heated towel radiator.

SIDE HALLWAY
4.04m x 0.86m (13'3 x 2'10)

A uPVC double glazed window to the side aspect. Internal door leading into the rear hallway. Further door leading into bedroom four/utility room. Coving to the ceiling.

**BEDROOM FOUR/
UTILITY ROOM**
4.01m x 3.25m (13'2 x 10'8)

Bedroom with a stoothing wall providing utility facilities and a walk in wardrobe area with sliding access door, fitted wardrobes and over head storage facilities. The utility area provides a ceramic sink with mixer tap, surfaces, plumbing for an automatic washing machine, ventilation for a tumble drier, base and drawer units. Radiator. A uPVC double glazed window to the side aspect.

REAR HALLWAY
3.45m x 0.86m (11'4 x 2'10)

A uPVC double glazed patio door and screen to the side aspect. Doors leading into bedrooms two and three. Coving to the ceiling.

BEDROOM THREE
3.45m x 2.49m (11'4 x 8'2)

A uPVC double glazed window to the side aspect. Radiator. Coving to the ceiling. Fitted walk in storage cupboard with boiler and over head storage facilities.

BEDROOM TWO
4.19m x 3.28m (13'9 x 10'9)

A uPVC double glazed window to either side. Radiator. Coving to the ceiling. Inset spotlights to the ceiling. TV aerial. Loft hatch. Door leading into the en-suite shower room. Sliding mirror fronted doors leading into the walk-in wardrobe.

ENSUITE SHOWER ROOM
2.44m x 1.42m (8'0 x 4'8)

A uPVC double glazed window to the side aspect. Well appointed en-suite with a shower enclosure with an electric shower, vanity unit with sink inset and storage cupboards. Low level flush WC. Radiator. Shaving point. Tiled flooring and walls.



WALK IN WARDROBE
1.63m x 1.50m (5'4 x
4'11)

Ample storage facilities.

EXTERNAL

Fantastic front garden that is a credit to the seller of this property. Established and well maintained landscaped garden with a good selection of shrubs and plants. The boundaries have fencing and decorative wrought iron railings on low brick wall. A pathway leads down from the matching entrance gate to the front door at the side of the property. At the rear of the property is a further landscaped garden that must be viewed. Enclosed and comprising of two block paved patio areas, gravel areas, well stocked with shrubs and plants, trellises, seating areas, wooden shed, outside tap, lighting and power supply. To the side of the property there are parking spaces immediately in front of the double garage.

DOUBLE GARAGE
5.59m x 5.54m (18'4 x
18'2)

Electric up and over door. Power supply and lighting. Personal door and window to the side.

NOTES

The property has solar panels which are LEASED. They are transferable at no extra cost and results in cheaper electricity during the day.

SERVICES

The mains services of water, gas, drainage and electric are connected. The property has a gas boiler for gas central heating and a cylinder tank for the hot water.

OUTGOINGS

From internet enquiries with the valuation Office website the property has been placed in Band C for Council Tax purposes, Local Authority Reference Number:HED116071000. Prospective purchasers should check this information before making any commitment to purchase the property.

**ENERGY
PERFORMANCE
CERTIFICATE**

The current energy rating on the property is D.

VIEWINGS

Strictly by appointment with the Sole Agents on (01482) 375212.

**VALUATION/MARKET
APPRAISAL**

Thinking of selling your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the selling of properties throughout Hull and the East Riding of Yorkshire.





1. Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are give notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

View all our properties at.....

