



1 St Michaels Drive, Hedon, HU12 8QG

**LEONARDS**

- Immaculate family home
- Bespoke detached bungalow, uPVC DG

- Three bedrooms, lounge
- Kitchen/dining room with appliances, GCH

- Modern bathroom and a shower room, gardens
- Garage -NO CHAIN

AMAZING AND IMMACULATE FAMILY HOME!! This unique and modern bungalow DESERVES AN INTERNAL INSPECTION. BESPOKE DETACHED RESIDENCE with gas central heating and uPVC double glazing. The accommodation comprises an entrance hall, family size lounge, three bedrooms- two fitted, modern fitted kitchen/dining room with appliances, utility room and both modern fitted bathroom and shower room. Attractive gardens to the front, side and rear and a single garage. PRESENTED THROUGHOUT TO A HIGH STANDARD. NO CHAIN INVOLVED IN THE SALE. CUL DE SAC LOCATION- VIEW NOW.

**Price £249,950**





## Location

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 into the welcoming hallway.

### Entrance Hall

8.03m x 4.04m max (26'4 x 13'3 max)

Welcoming hallway with doors leading into the lounge, three bedrooms, bathroom and shower room. Double doors leading into the kitchen/dining room. A uPVC double glazed sidelight. Laminate flooring. Loft hatch with ladder leading to a boarded loft space. Useful fitted wardrobe. Airing cupboard. Telephone point. Radiator.

### Lounge

4.90m x 4.04m (16'1 x 13'3)

A uPVC double glazed bow window to the front aspect. Radiator. Coving to the ceiling. Wooden feature fire surround with marble back plate and hearth and housing a gas fire. TV aerial.

### Bedroom One

3.51m x 3.20m (11'6 x 10'6)

A uPVC double glazed bow window to the front aspect. Radiator. Fitted wardrobes and bedside cabinets.

### Bathroom

2.26m x 2.03m (7'5 x 6'8)

A uPVC double glazed window to the side aspect. Comprising of a modern fitted bathroom with a panel bath with mixer tap, shower fitment and plumbed in shower. Vanity unit with sink inset and mixer tap. Low level flush WC. Heated towel radiator. Fitted cabinet with sliding door. Tiled splash backs and spot lights.

### Kitchen/Dining Room

6.05m x 3.07m (19'10 x 10'1)

A uPVC double glazed window to the rear aspect. Two radiators. Wonderful and modern kitchen with cream coloured base, wall and drawer units with contrasting work surfaces. One and half sink unit with mixer tap. Integral dishwasher. Induction hob with double electric oven. Spotlights. Coving to the ceiling. Concertina door leading into the utility room. Contemporary and tiled splash backs areas. Integrated fridge/ freezer. Space for dining room table and chairs. There is a uPVC double glazed patio door leading outside. Telephone point. Useful pull out storage units.

### Utility Room

2.29m x 1.50m (7'6 x 4'11)

Work surfaces. Plumbing for automatic washing machine. Vent for tumble drier. Wall mounted gas boiler. A uPVC double glazed door to the side aspect.



<b>Bedroom Two</b> 3.51m x 2.92m (11'6 x 9'7)	A uPVC double glazed window to the side aspect. Radiator. Fitted wardrobes.
<b>Bedroom Three</b> 3.07m x 2.97m (10'1 x 9'9)	A uPVC double glazed patio door to the rear aspect, leading into the rear garden. TV aerial. Radiator. Coving to the ceiling.
<b>Shower Room</b> 1.85m x 1.63m (6'1 x 5'4)	A uPVC double glazed window to the side aspect. Modern fitted shower room comprising of a low level flush W.C., vanity unit with sink inset and mixer tap and glass walk in shower enclosure with plumbed in shower. Coving to the ceiling and spot lights. Heated towel radiator.
<b>External</b>	Attractive front and side gardens with a small wall to the boundaries. Adorned with various plants, shrubs and small hedging and trees. There are two separate side passages that lead into the rear garden. At the rear there is a block paved garden with well stocked borders, plants and trees. There is also a greenhouse, raised patio area with pergola and a garden pond. A personal door leads into the garage.
<b>Garage</b> 5.13m x 2.87m (16'10 x 9'5)	Single garage with a uPVC double glazed window to the rear, power supply and lighting.
<b>Services</b>	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.
<b>Possession</b>	It is anticipated vacant possession will be granted upon completion.
<b>Outgoings</b>	From internet enquiries with the valuation Office website the property has been placed in Band D for Council Tax purposes, Local Authority Reference Number HED140001000. Prospective purchasers should check this information before making any commitment to purchase the property.
<b>Energy Performance Certificate</b>	We are currently awaiting the energy rating on this property.
<b>Viewings</b>	Strictly by appointment with the Sole Agents on (01482) 375212.
<b>Valuation/Market Appraisal</b>	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.







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