



Dennis
CHARTERED SURVEYORS AND ESTATE AGENTS

20 Spencer Close, Hedon
Price: Offers in Excess of £229,950

IN READY TO MOVE INTO CONDITION - THIS DETACHED HOUSE IS SET ON A PLEASANT CUL DE SAC, CLOSE TO THE CENTRE OF HEDON. WITH GENEROUS PARKING, GOOD SIZED ENCLOSED GARDENS AND GARAGE. VIEWING IS HIGHLY RECOMMENDED.

SITUATION: Very near to the centre of Hedon, in the ideal location. Handy for local shopping, library, doctors and dentist surgeries, cafes, take aways and restaurants. Regular public transport links between Hull city centre and the coast, and within the catchment areas for both Hedon Primary schools and South Holderness Technology College.

DESCRIPTION: Comprising hallway, cloakroom, lounge, kitchen, dining room, four bedrooms - master en suite & recently fitted shower room. Enclosed gardens, ample parking, garage and covered outdoor seating area.

RECENT IMPROVEMENTS:

Replacement central heating boiler, pipework and radiators, Family shower room - fully replaced, retiled, shower boards fitted and redecorated
En suite shower room – new shower door and shower boards
Replacement uPvc double glazing, Replacement uPvc fascias and soffets, Upgraded loft insulation, Replacement Cloak room

Details of the Accommodation are as follows:

An attractive brick arched entrance with outside light and step up to a composite entrance door with glazed panels leading to:

HALLWAY: 5.42m x 2.13m at widest points

With ceiling light, smoke alarm, radiator and staircase to the first floor. Tiled flooring, under stairs storage cupboard with shelving and lighting and door to:

CLOAKROOM/WC: 1.92m x .85m

Recently fitted with a WC and wash basin set within a vanity unit. Front aspect window, tiled flooring, ceiling light and radiator.

LOUNGE: 5.42m x 3.96m

Double doors from the hallway lead into this good sized lounge with a large bay window to the front and an attractive Adam style fire surround with a stone hearth and an inset log burner. Ceiling light, coving, radiator and double doors into:

DINING ROOM: 3.64m x 2.77m

Tiled flooring, radiator, ceiling light and coving. French doors to the garden.

KITCHEN: 3.64m x 3.34m

Extensively fitted with cream wall and base units, large pan drawers

and a floor to ceiling unit. Contrasting work surfaces, tiled splash back area and a breakfast bar with seating and storage underneath. With an integrated double oven and a five ring gas hob with stainless steel extractor and back panel, a stainless steel double sink with drainer and mixer tap, plumbing for an automatic washing machine, space for a tumble dryer and space for a fridge freezer. Ceiling lighting, radiator and tiled flooring. Rear aspect window overlooking the gardens.

FIRST FLOOR - LANDING:

With a side window, ceiling light and airing cupboard housing the central heating boiler and fitted with a radiator. Access to the loft by way of pull down ladders, which is fully insulated, part boarded and has lighting.

BEDROOM 1: 4.05m x 3.38m

With a front aspect and fitted with a good range of wardrobes with hanging rails and shelving, matching bedside cabinets, a tall boy and dressing table. Ceiling light, coving and radiator. Door to:

EN SUITE: .73m x 2.02m

Fitted with a shower cubicle with an 'Aqualisa' mains shower and shower boards. Wash basin set into a vanity unit, tiled splashback area and vinyl flooring. Ceiling light and extractor fan.

BEDROOM 2: 3.03m x 3.24m

With a rear aspect and fitted with a range of wardrobes with hanging rails, drawers and shelving. Matching bedside cabinets and dressing table. Ceiling light and radiator.

BEDROOM 3: 3.50m x 2.93m at widest points

With a rear aspect, radiator and ceiling light.

BEDROOM 4: 3.08m x 2.77m at widest points

With a front aspect, radiator and ceiling light.

SHOWER ROOM: 1.96m x 2.28m

Recently fitted with a double size walk in shower cubicle with shower boards, a mains shower and rainwater fitment. Part tiled with tiled flooring, WC and pedestal wash basin, ceiling light, radiator and extractor fan. Side frosted window.

OUTSIDE:

The front garden is mainly pebbled to provide additional parking, but has attractive borders with plants and shrubs and is enclosed with

wrought iron fencing and double gates. There is a side driveway leading to a brick built, detached garage, with an up and over door, power and lighting and side courtesy door and window. The rear garden looks over towards St Augustines Church and has a covered seating area from the house and across the slate tiled patio area. This has a skylight window, outside light and a double exterior power socket. There is a good sized lawn area with two decorative paved patio areas to the rear of the garden. With fencing to the boundary, a timber summer house, timber shed and wood storage area.

COUNCIL TAX: Band D (confirmation from E.R.Y.C 10/6/15)

CONSUMER PROTECTION FROM UNFAIR TRADING

REGULATIONS 2008: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 - <http://bit.ly/sW9JS5>

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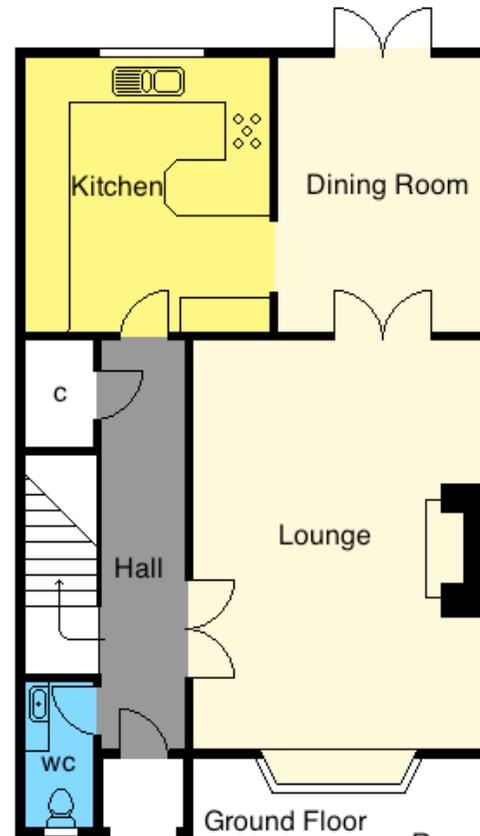
N.B. Measurements are approximate and have been taken using a digital electronic device, which should not be relied upon for such matters as carpet fitting. Any plans provided are for room identification only. Prospective purchasers are recommended to check all measurements for themselves.

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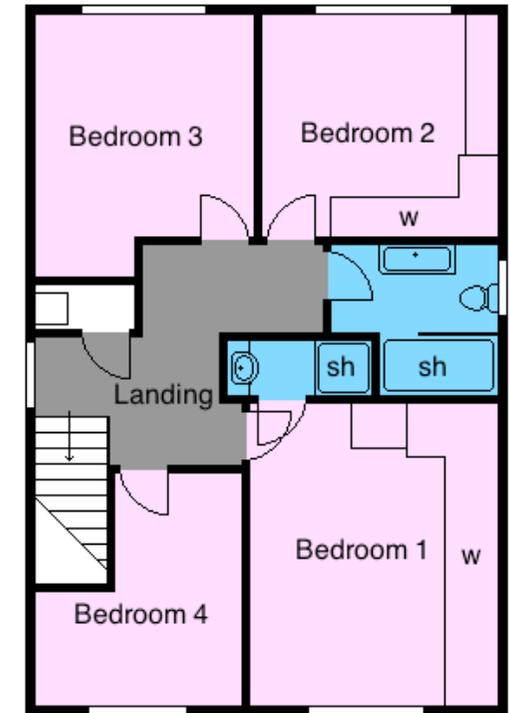


| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | 71 | 83 |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| | 71 | 83 |
| England & Wales | EU Directive 2002/91/EC | |



Room Identification Plan
Not to Scale



First Floor

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