Whitakers
Estate Agents









14 Stockholm Park, Hedon, HU12 8PL

£280,000

Nestled in the tranquil cul-de-sac of Stockholm Park, just off Acklam Road in the Historic Market Town of Hedon,
This Immaculately presented THREE BEDROOM DETACHED HOME presents an exceptional opportunity for families and individuals alike.
A canopied front entrance door opens to welcome you in to view this lovely home, complemented by a convenient ground floor WC, adding to the practicality of the layout.
The property boasts a generously proportioned LOUNGE with feature fireplace and seamlessly flows into a delightful DINING area, enhanced by a charming CONSERVATORY that invites natural light and offers a perfect space for relaxation or entertaining guests.
At the heart of this home is the extended BREAKFAST KITCHEN, thoughtfully designed for the culinary member of the family and catering for modern living.
There is a contemporary SHOWER ROOM and THREE well-proportioned bedrooms with the main having an impressive range of fitted wardrobes. this residence provides ample space for comfortable living, making it ideal for families or those seeking extra room for guests or a home office.
Outside, the property features a GARAGE and ample OFF ROAD PARKING, ensuring convenience for residents and visitors alike.
The enclosed rear GARDEN is a true highlight, offering a lush lawn and a paved patio area, perfect for outdoor gatherings or enjoying a quiet moment in the sun.
This delightful home combines modern amenities with a peaceful setting, making it a must-see for anyone looking to settle in a welcoming community. With its excellent location, being close to highly regarded schooling and ample amenities that the town of Hedon has to offer.
This property is ready to welcome its new owners, viewing is highly recommended!

Accommodation Comprising

Entrance & Hallway



A canopied front entrance door opens to welcome you in to view this lovely family home. Attractive staircase takes you up to the first floor accommodation and doors open to ..

Through Lounge to Dining Room 25'0" x 10'1" (max) (7.63 x 3.08 (max))

A comfortable through lounge to dining area with feature fireplace with inset "living flame" effect gas fire. Double glazed window to front elevation, radiator and patio doors opening into the conservatory, creating a wonderful open layout with ample space for table & chairs, ideal for family gatherings and entertaining family & friends.

Lounge Area

Lounge Feature Fireplace

A lovely feature to the lounge is the fireplace.

Dining Area



Ample space for table & chairs

Conservatory 8'6" x 8'5" (2.61 x 2.59)

A lovely addition to the property is the conservatory with double glazed windows and French doors opening out to the rear garden. The tiled and insulated roof, creates a living room to be used in all seasons, enjoying views over the rear garden.

Breakfast Kitchen 15'11" x 8'6" (4.86 x 2.61)





A fabulous open plan breakfast kitchen incorporating a range of contemporary fitted units to base and walls with complimentary wood block effect work surface & upstands. Integrated appliances include a dishwasher, automatic washing machine, microwave and fridge/freezer. Built in electric oven with four ring gas hob and extractor unit above. Ceramic sink with mixer tap and drainer. Two double glazed windows and door, enjoying views over the rear garden. Space for breakfast table & chairs, perfect for enjoying your morning coffee.

Kitchen Area

Breakfast Area

Ground Floor W.C. 8'9" x 2'5" (2.67 x 0.74)



Push button W.C with concealed cistern and vanity unit housing the wash basin with useful storage cupboard below. Contemporary tiling to splashbacks, double glazed window and radiator.

Bedroom One 14'4" x 9'0" (4.38 x 2.75)



A tastefully styled, generously proportioned double bedroom with a range of fitted wardrobes, drawers and bedside cabinets. Two double glazed windows to front elevation and radiator.

Wet Room 5'4" x 6'6" (1.63 x 1.99)

Recently upgraded, fully tiled wet room with shower, low level W.C. and vanity unit housing the wash basin with useful storage cupboard below. Double glazed window and chrome towel heater.

Bedroom Two 8'4" x 8'11" (2.55 x 2.72)



A double bedroom with radiator and double glazed window, enjoying views over the garden.

Bedroom Three 9'6" x 7'6" (2.92 x 2.29)



A further double bedroom with double glazed window and radiator.

Outside

Garden




Fully enclosed with timber fencing to boundaries, the rear garden is mainly laid to lawn with decorative stone chippings to borders and an attractive paved patio area, ideal for dining "al fresco" . a lovely outdoor space for the family to enjoy.

Driveway & Garage
A private driveway provides ample off road parking for several vehicles and access to the garage.

Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Band D

EPC Rating
TBC

Making An Offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Additional Services.
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

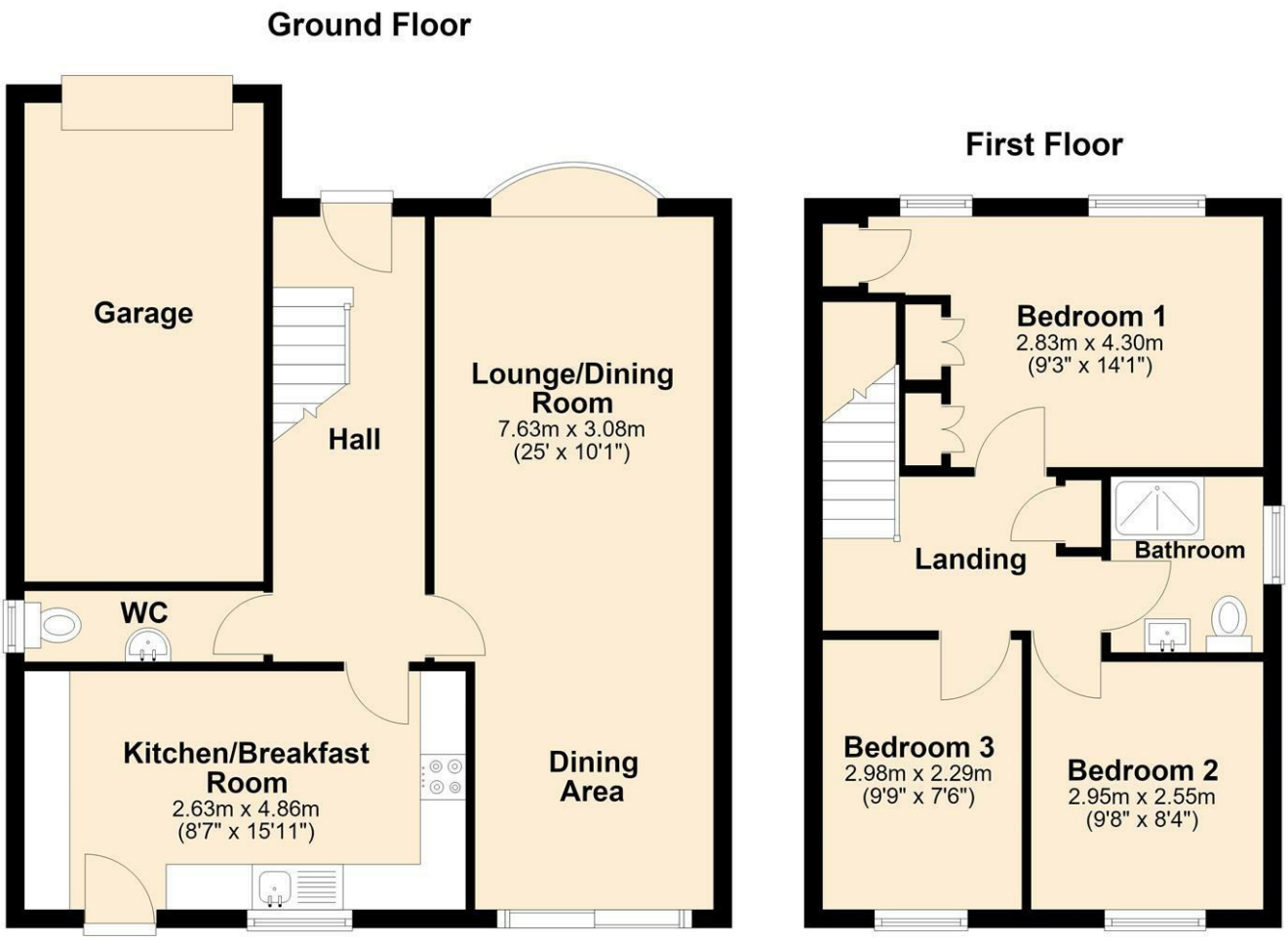
Agents Notes.
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations.
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information.
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - Three good/ O2 and Vodafone okay
Broadband - Basic 7 Mbps /Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

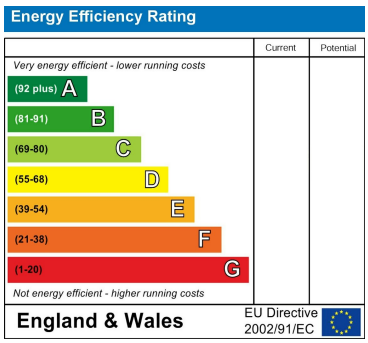
Floor Plan

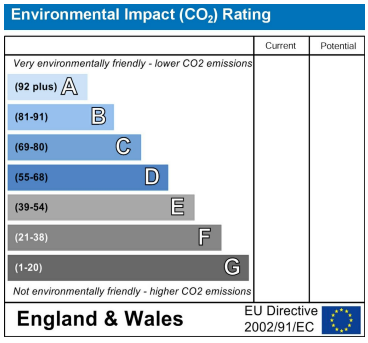


Area Map



Energy Efficiency Graph





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