



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



10 Sacred Gate

Hedon, HU12 8BD

Offers Around £200,000



Tucked away on the edge of the town on Sacred Gate, is this charming semi-detached bungalow, situated in a private setting, overlooking open fields, which enhances the sense of tranquillity whilst enjoying all the benefits of town life for shops and amenities. Finished to a high standard and deceptive in size, ideal for small families, couples or those looking to retire, and with the added benefit of having planning approval for a rear extension, providing the option to create more space if desired. One of the standout features of this property is the large landscaped rear garden, which is a true haven for outdoor enthusiasts. This expansive space not only offers a beautiful setting for gardening and outdoor activities but also includes a spacious garden room that can be transformed into a gym or bar, providing a versatile area for leisure and enjoyment. With uPVC glazing and gas central heating throughout the accommodation comprises: hallway, two double bedrooms, bathroom, open plan lounge diner, rear kitchen and utility room, with off street parking at the front.





Hallway

A uPVC door opens to an open front entrance porch leading to a central hallway with vinyl flooring, decorative wall panelling and with loft access.

Lounge 10'5" x 11'1" (3.20 x 3.40)

Open plan living room to the dining room, with a uPVC glazed bay window to the front aspect, radiator and a decorative tiled inglenook fireplace.

Dining Room 10'9" x 13'1" (3.30 x 4.00)

Central reception room leading onto the kitchen with wooden flooring, radiator and a further inglenook fireplace housing a log burning stove set on a granite hearth.

Kitchen 10'2" x 13'1" (3.10 x 4.00)

Pale grey fitted kitchen with black worktops and stone effect splash back tiles housing a 1.5 bowl stainless steel sink and drainer with mixer tap, electric oven and gas hob, with breakfast bar, vinyl flooring, radiator and rear facing uPVC window.

Utility 5'10" x 7'2" (1.80 x 2.20)

Useful rear entrance/utility room with fitted units housing a sink and drainer along with plumbing for a washing machine, with a gas combi-boiler, radiator, uPVC windows and door to the rear garden.

Bedroom One 16'4" x 13'1" reducing to 10'9" (5.00 x 4.00)

reducing to 3.30)

Rear facing double bedroom with uPVC window, radiator and built-in dressing unit.

Bedroom Two 10'5" x 11'1" (3.20 x 3.40)

Front facing double bedroom with uPVC bay window and radiator.

Bathroom 7'10" 8'4" (2.40 2.55)

White bathroom suite comprising bath with mixer shower, pedestal basin and WC, with tiled effect vinyl flooring, marbled effect wet wall panelling, black towel radiator, extraction fan and uPVC window.

Garden & Outbuilding 26'8" x 11'3" (8.15 x 3.45)

To the front of the property is a gravelled driveway providing off street parking for multiple cars, with a fenced boundary, paved area and gate opening through to the rear.

At the rear is a large garden, mostly laid to lawn but with porcelain paved patio areas and a large wooden garden building with elevated decked patio area. This wooden cladded garden building has patio and French doors, along with power supplied and is partitioned into two rooms, currently set up as a gym along with a recreational

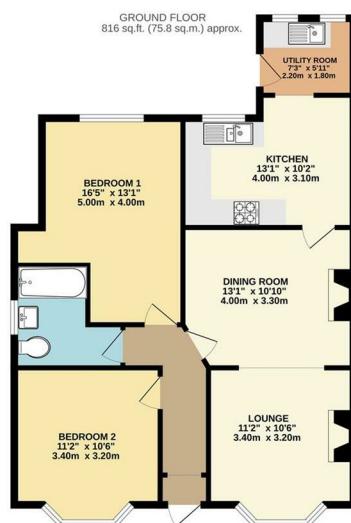
room ideal as a home bar or office space etc. To the far end of the garden is an area housing a shed, wood store and a raised plant bed.

Agent Note

Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler.

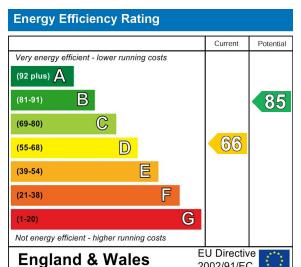
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

The seller has had planning granted to extend the bungalow to the side and rear to extend the bungalow at the rear to create a living kitchen at the rear along with an en-suite third bedroom, plans can be viewed on the East Riding planning website using the reference 23/03231/PLF



Energy Efficiency Graph

Tenure: Freehold



Council tax band C.

Services include mains gas, electric and drainage connections.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.

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