



(01482)
896123
www.larardsresidentialsales.co.uk
6 St Augustines Gate
Hedon HU12 8EX

TYRELL OAKS



3 Bedroom Terraced & Semi-Detached Houses

with car parking



TYRELL OAKS is an exclusive development situated just a short distance to the east of Hedon town centre and within easy access to the A1033 linking the east coast to the city of Kingston upon Hull.

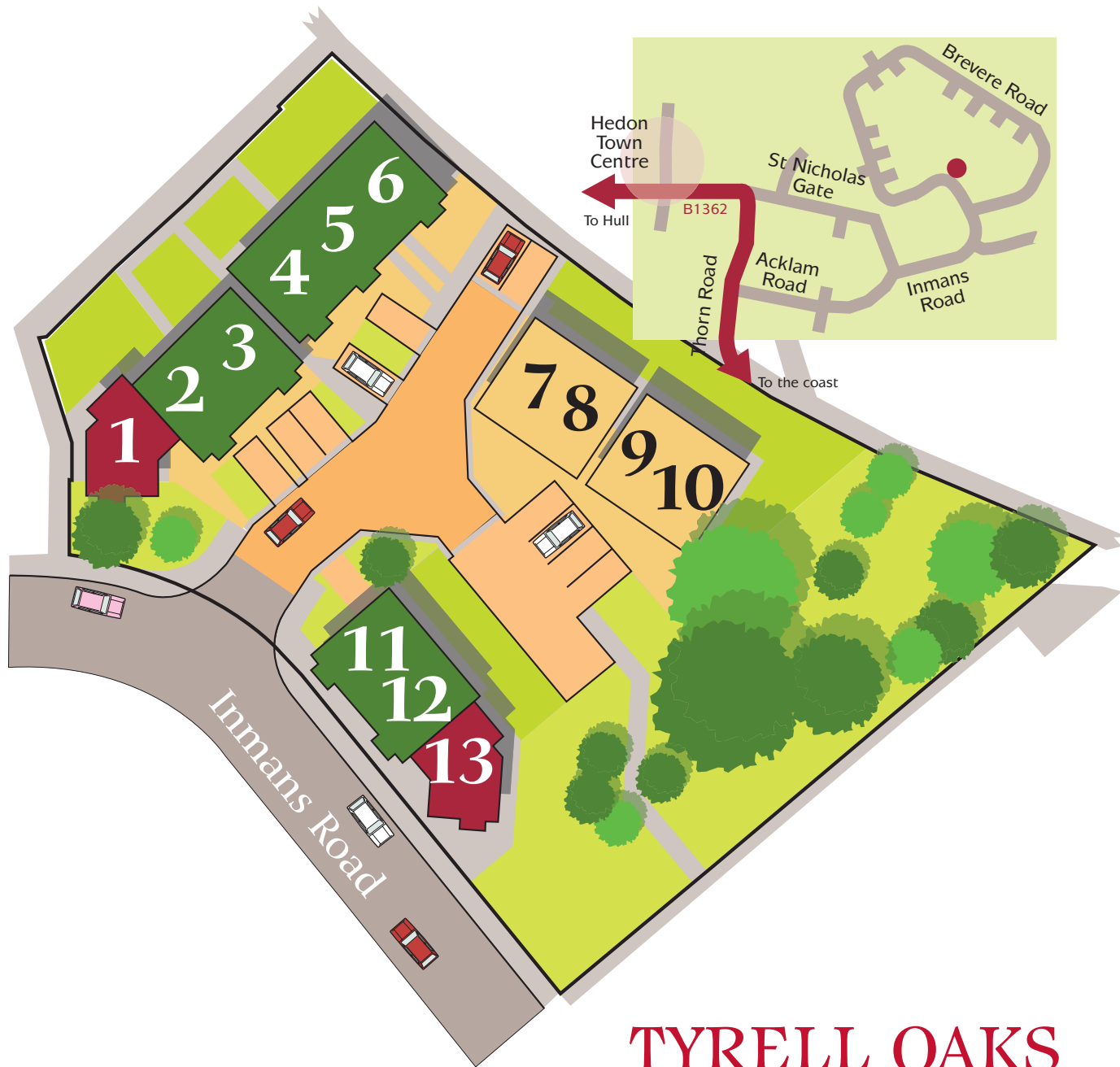
The development comprises 13 residencies in total - 2 semi-detached 3 bedroom homes and 9 terraced 3 bedroom homes grouped into 3 blocks. The homes nestle around a courtyard which incorporates parking spaces for each property. To one side of the development is an amenity space which serves to separate the properties from existing homes and boasts a number of mature shrubs and trees.

Scruton prides itself on the level of craftsmanship we bring to each of our properties - designed with contemporary family interiors, with fitted bathrooms, easy to live with and comprehensively furnished kitchens.

The choice of location is an important consideration for the discerning buyer and Hedon boasts a number of facilities and amenities which accounts for its desirability as an attractive area to live in. Hedon is a seamless combination of urban functionality and unspoilt countryside with big skies. There is a good range of shops from the specialist to medium sized supermarket with the larger superstores just a short drive away.

A comprehensive range of schools are close to hand. A dentist and a doctors group practice are also within walking distance.

The city of Kingston upon Hull is approximately 20 minutes drive away and there are regular buses providing frequent communications with the surrounding villages.



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General specification UPVc front and rear doors. External lights. Mains linked smoke detectors to ground and first floors.

Cloakroom Ideal Standard sanitaryware. Ceramic wall tiling. Toilet roll holder and towel ring.

Lounge House sound system control. Surround sound wired. 3 double sockets. Television point.

Kitchen Fully fitted kitchen to include: single oven; hob and extractor; fridge/freezer; dishwasher. Ceramic wall tiling. Ample power points. TV point. Ceiling mounted 100w speakers and volume control.

Bedroom 1 TV and telephone points. Two double and one single socket. Ceiling speakers and volume control.

En-suite Ideal Standard sanitaryware. Vanity units. Power shower and enclosure. Ceramic wall tiling. Halogen spots. Shaver point. Heated towel radiator. Toilet roll holder and soap dish.

Bedroom 2 TV and telephone points. Two double and two single sockets.

Bedroom 3 One double and one single socket.

Bathroom Ideal Standard sanitaryware. Bath and shower mixer. Shaver outlet. Ceramic wall tiling. Ceiling mounted speakers. Heated towel radiator. Toilet roll holder and soap dish.

Security NACOSS approved burglar alarm. All doors and ground floor windows security locking. Smoke alarms.

Front gardens turfed.

Allocated car parking space.

Fences either 1.5m ranch or railing dependant on plot.



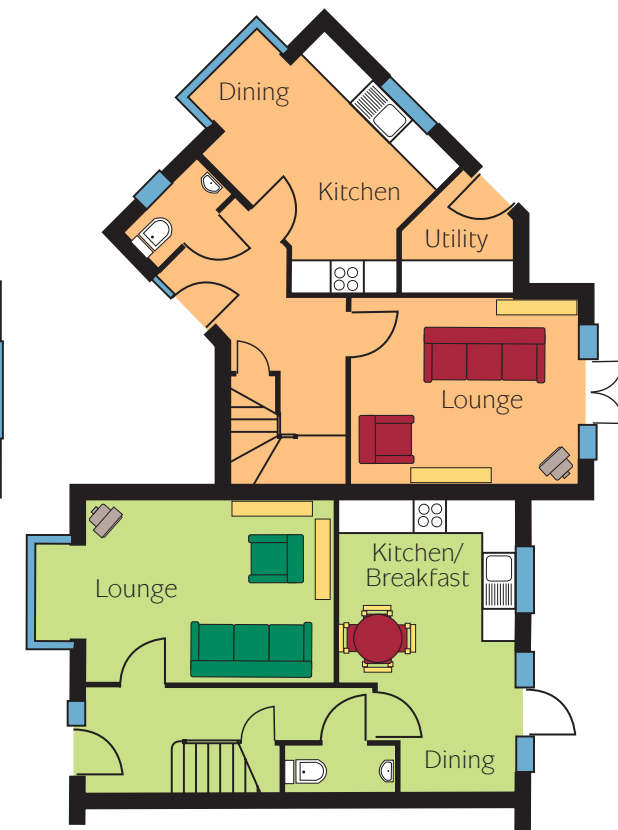
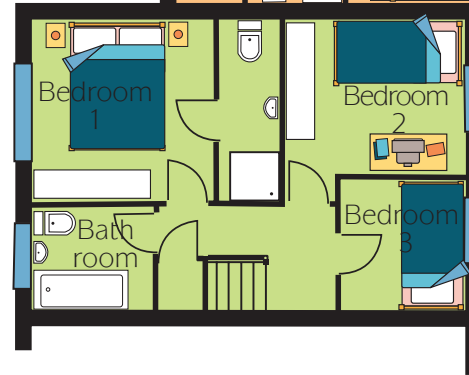
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Warning: Property Misdescriptions Act 1991 - Buyers are warned that this leaflet is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the Specified Matters prescribed by any order under the above Act. The contents of this leaflet may be subject to change at any time and alterations can occur during the progress of the works without revision of this leaflet. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Please check room dimensions on site. Nor do the contents of this leaflet constitute a contract, part of any contract or a warranty.

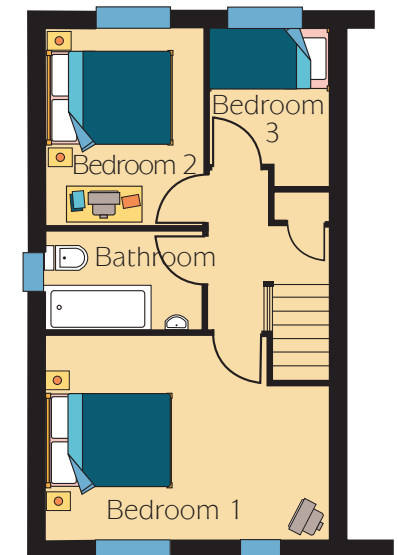
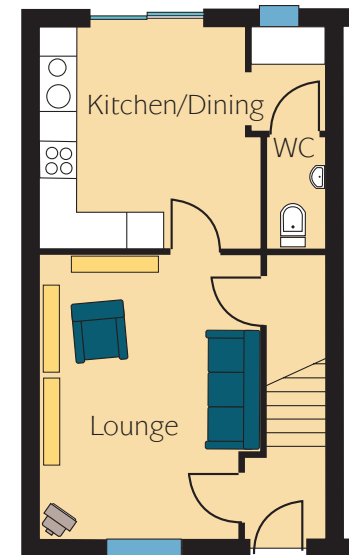
Plots 1 and 13



Plots 2,3,5, 6, 11, and 12



Plots 7,8,9, and 10



Recreation and Leisure

Preston Leisure Centre Station Road, Preston HU12 8UZ	01482 897609
South Holderness Youth Centre Station Road, Hedon HU12 8UZ	01482 899365
Woodford Leisure Centre East Park, Holderness Road, Hull HU8 8JU	01482 331322
Hull Central Lending Library Albion Street, Hull HU1 3TF	01482 210000
Hull City Information Albion Street, Hull HU1 3TF	01482 223344
Hedon Public Library St. Augustine's Gate, Hedon HU12 8EX	01482 897651
Hull City Hall Queen Victoria Square, Hull HU1 3NA	01482 226655
Hull New Theatre Kingston Square, Hull HU1 3HF. Booking Enquiries	01482 226655
Hull Museums and Art galleries General Enquiries	01482 300300
Hull Tourist Information Centre 1 Paragon Street, Hull	01482 223559
Hull Arena Kingston Park, Hull 2DZ	01482 325252
Hull FC The Kingston Communications Stadium, West Park, Walton Street, Anlaby Road, Hull HU3 6JU	01482 327200
Hull City AFC (Tigers) Ltd The Kingston Communications Stadium, West Park, Walton Street, Anlaby Road, Hull HU3 6JU	08708 370003
Sutton Park Golf Course Saltshouse Road, Hull HU8 9HF. Ticket Office/Enquiries	01482 614781
David Lloyd Raquet & Fitness Club Kingswood Park, Ennerdale Link Road, Hull HU7 4HS	01482 625200
Medical	
Local Doctors Surgery Hedon Group Practice, Market Hill House, Hedon HU12 8JD Dispensary	01482 899111 01482 891130
Local Dentist D S Warner, 10 Souttergate, Hedon HU2 8JS	01482 898362
Hospitals	
Hull Royal Infirmary Anlaby Road, Hull HU3 2JZ	01482 328541
Castle Hill Hospital Castle Road, Cottingham HU16 5JQ	01482 875875
Princess Royal Hospital Saltshouse Road, Sutton, Hull HU8 9HE	01482 701151
East Yorkshire Primary Health Care Trust Health House, Grange Park Lane, Willerby HU10 6DT	01482 650700
Hull and East Riding Community Health NHS Trust West House, Westwood Hospital, Woodlands, Beverley HU17 8BD	01482 886500
Hull and East Yorkshire Hospitals NHS Trust Anlaby Road, Hull HU3 2JZ	01482 328541
Rosedale Community Unit (Health Centre and Clinic), Preston Road, Hedon HU12 8JU	01482 891470

Council Information

Hedon Town Council (Office hours Tues & Thurs 10.00 - 12,30), Town Hall, Hedon HU12 8EX	01482 89842
East Riding of Yorkshire Council , County Hall, Beverley HU17 9BA	01482 887700
Kingston upon Hull City Council , Guildhall, Hull HU1 2AA Switchboard (Enquiries for Councillors, Chief Executive, Council Officers, Agencies and Organisations) www.hullcc.gov.uk	01482 300300 01482 609100
Educational Facilities	
Hedon Nursery School Market Hill, Hedon HU12 8JB	01482 891396
Inmans Primary School Inmans Road, Hedon HU12 8NL	01482 899485
Hedon Primary School Ketwell Lane, Hedon HU12 8BN	01482 899327
South Holderness Technology College Station Road, Preston HU12 8UZ	01482 899315
For information on schools available in Hull - Kingston upon Hull City Council Call Centre www.hullcc.gov.uk	01482 300300
University of Hull Cottingham Road, Hull HU6 7RX	01482 346311
University of Lincoln Hull City Centre Campus, George Street, Hull HU1 3BW	01482 311000
Hull College Queens Garden Centre Queens Gardens, Hull HU1 3DG	01482 329943
Police	
Tower Grange Police	01482 781221
Non-emergency number www.humberside.police.uk	0845 60 60 222
Public Transport	
East Yorkshire Motor Services 252 Anlaby Road, Hull HU3 2RS	01482 327142
Rail Services	
National Rail Enquiries	0845 7484950
Hull Trains Co Ltd Ticket Sales	01482 327142
Airports	
Humberside International Airport Grimsby Road, Kirmington, Lincolnshire DN39 6YH	01652 688456
Robin Hood Airport Heyford House First Avenue, Finningley, Doncaster DN9 3RH	01302 801010
Leeds Bradford Airport	0113 2509696
Manchester Airport	0161 4893000
Sea Crossing to Europe	
P&O North Sea Ferries King George Dock, Hull HU9 5QA Reservations and Passenger Enquiries	01482 795141 08701 296002
Supermarkets	
Wm. Morrison 716-718 Holderness Road, Hull HU9 3JA	01482 784500
Tesco Beverley High Road, Hull HU6 7XP	01482 802101
ASDA Main Road, Bilton, Hull HU11 4AL	01482 815311



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