

# Whitakers

Estate Agents



## 46 Kedrum Road, Hull, HU9 3TZ

**Offers In The Region Of £145,000**

Whitakers are delighted to bring this immaculately presented two double bedroom recently built (2017) semi-detached home to the market

Situated on a larger than average south facing plot and in ready to move in condition throughout, the property is located on a quiet cul-de-sac, close to local shops, schools and amenities as well as access link roads to the City Centre and East Hull villages, the property would make be ideal for first time buyers and downsizers alike!

Briefly comprising; entrance hallway, modern integrated kitchen, lounge and downstairs cloakroom to the ground floor, there are two double bedrooms and a family bathroom to the first floor! Also benefitting from allocated parking, large rear and side garden together with gas central heating and UPVC double glazing, internal viewing is recommended!

The accommodation comprises

#### Entrance hallway

Composite front door into entrance hallway with carpeted flooring and stairs to first floor.

Kitchen 12' x 10' max (3.66m x 3.05m max)



Modern kitchen with a range of fitted base and wall units, contrasting work surfaces, and splashbacks, sink/drainers with mixer tap, and built in electric oven with four ring gas hob and extractor over, integral fridge freezer, dishwasher, and automatic washing machine, UPVC double glazed window to the front aspect, radiator, tile effect flooring and handy under stairs storage cupboard.

Lounge 13'1 x 12'2 max (3.99m x 3.71m max)



Bright and spacious lounge with modern décor, wood effect laminate flooring, central heating radiator and uPVC double glazed French doors open to the rear garden.

#### Downstairs Cloakroom

With low level wc and corner pedestal wash hand basin, radiator, tile effect flooring and extractor fan.

First floor landing



Stairs from hallway to first floor landing with carpeted flooring and loft access.

Bedroom One 13' 1 x 8'9 (3.96m 0.30m x 2.67m)



Spacious double bedroom with carpeted flooring, central heating radiator and UPVC window to rear aspect.

Bedroom Two 13'1 x 10' max (3.99m x 3.05m max)



Second double bedroom with carpeted flooring, central heating radiator, built in storage cupboard and UPVC window to front aspect.

Bathroom 6'7 x 6'4 (2.01m x 1.93m)



The white suite comprises of a panel bath with glass screen, and shower over, low level wc and pedestal wash hand basin, partial tiled walls and wood effect flooring. UPVC double glazed window to the side aspect, extractor fan and radiator.

#### Outside



To the front of the property is a lawned garden and side driveway with gate access to rear. To the rear is a generously sized southerly facing garden laid mainly to lawn and with paved patio area, whilst to the side of the property is a further paved area currently housing a storage shed and summer house.



#### Tenure

The property is Freehold

#### Council Tax

COUNCIL TAX BAND A

KINGSTON UPON HULL CITY COUNCIL

#### EPC

EPC RATING B

#### 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 sales 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.

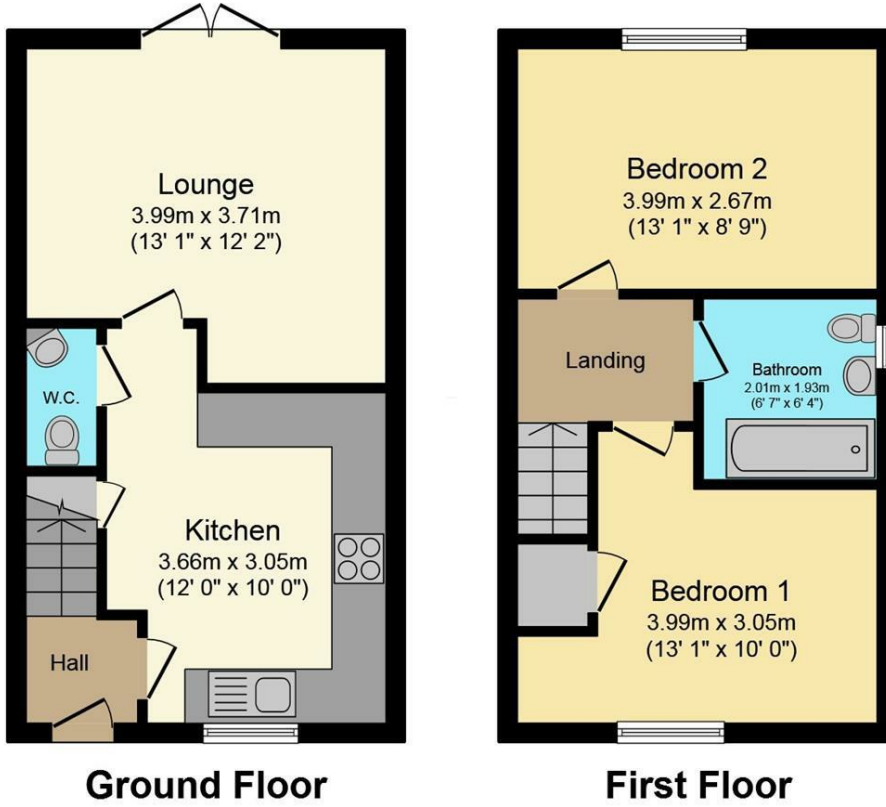
#### Free Market Appraisals/Valuations

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.

#### 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.

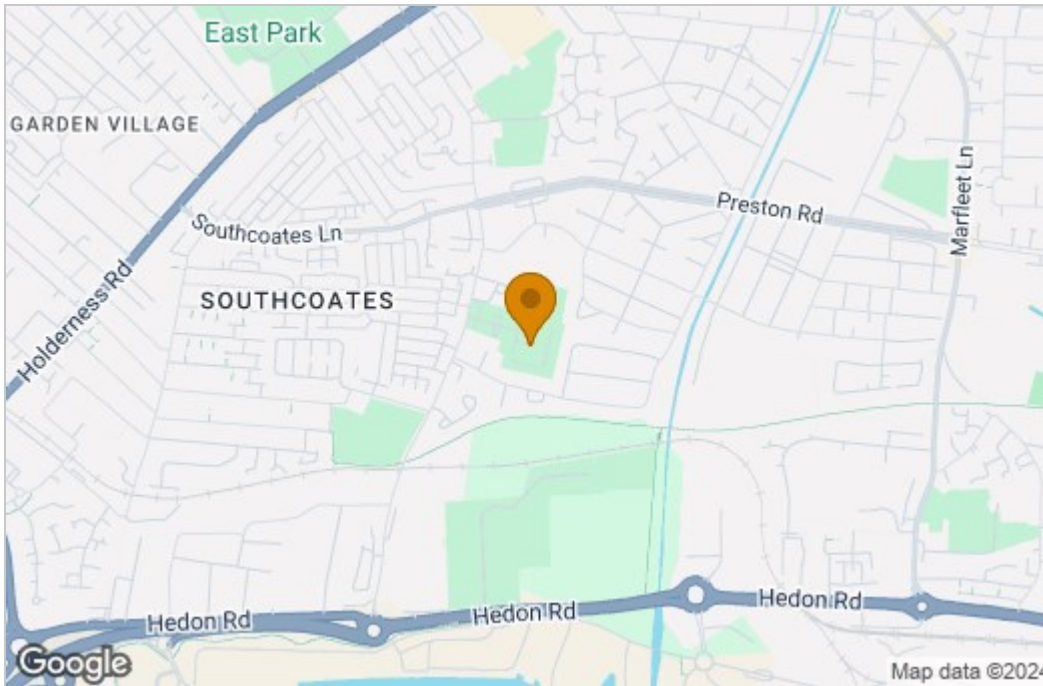
# Floor Plan



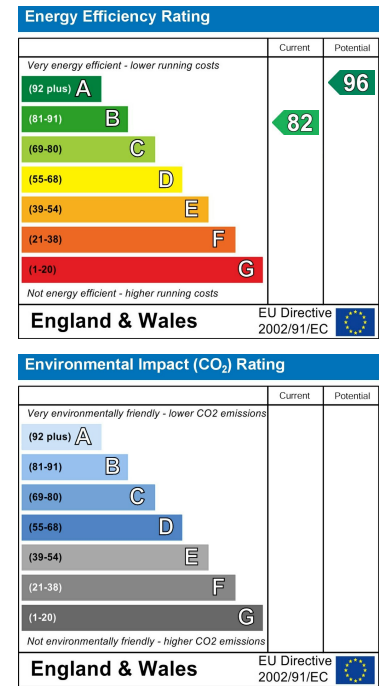
Total floor area 59.5 m<sup>2</sup> (641 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

# Area Map



# Energy Efficiency Graph



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 or give any representation or warranty in respect of the property.

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