

# Whitakers

Estate Agents



## 2 Caledon Close, Hull, HU9 4EG

**Offers Around £125,000**

A good opportunity for the growing family, this semi detached house enjoys a corner plot on this popular development and boasts the advantage of having a private drive to a garage.

The accommodation comprises entrance hall, lounge and dining area, fitted kitchen, three bedrooms of good proportion and a bathroom and has gas central heating system to radiators and double glazing. . Set within attractive gardens the property also has a workshop/ utility area and appointments to view are encouraged.



### Entrance Hall

With staircase off , a radiator and useful under stairs storage cupboard

Lounge and Dining Area 17'4" x 10'10" and 9'10" x 4'11" (5.30 x 3.32 and 3.00 x 1.50)



Window to the front aspect and patio Doors to the rear aspect, There is a "Louis" style fire surround with marble effect back and hearth and a radiator.

Kitchen .295'3" x 8'10" (.90 x 2.70)



A range of fitted floor and wall units with contrasting preparation surfaces having a stainless steel sink unit , partially tiled walls and a windows to the side and front aspects.

### Landing

Giving access to:

Bedroom One 14'3" x 10'10" (4.35 x 3.31)



Windows to the front aspect ,a radiator and a built in storage cupboard

Bedroom Two 10'9" x 10'2" (3.30 x 3.10)



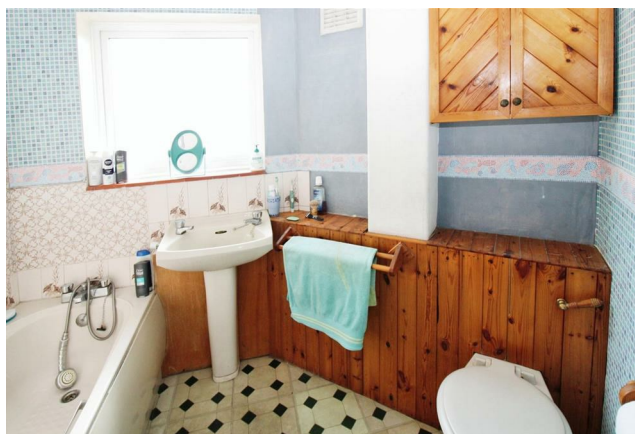
Window to the rear aspect, a radiator and a built in storage cupboard

Bedroom Three 12'9" x 7'0" (3.90 x 2.15)



Window to the front aspect,, a radiator and there is a fitted wardrobe above a pull out single bed.

### Bathroom



Suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc There is also an electric shower unit over the bath

## Gardens



There are gardens to the front and rear of the property which are well cared for and are mainly laid to lawn with a paved patio area to the rear.

Garage 16'10" x 12'3" (5.15 x 3.75)

With electricity supply, an up and over vehicular door and a side personnel door.

### Utility/Workshop

Brick built and separated from the main body of the property by a personnel passageway

### Council Tax

Hull City Council A

### Tenure

This property is Freehold

### 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.

### Material Information:

Construction - Brick under a tiled roof

Conservation Area - No

Flood Risk -Low

Mobile Coverage/Signal - EE, Vodafone, O2 and Three

Broadband - Basic 6Mbps and Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

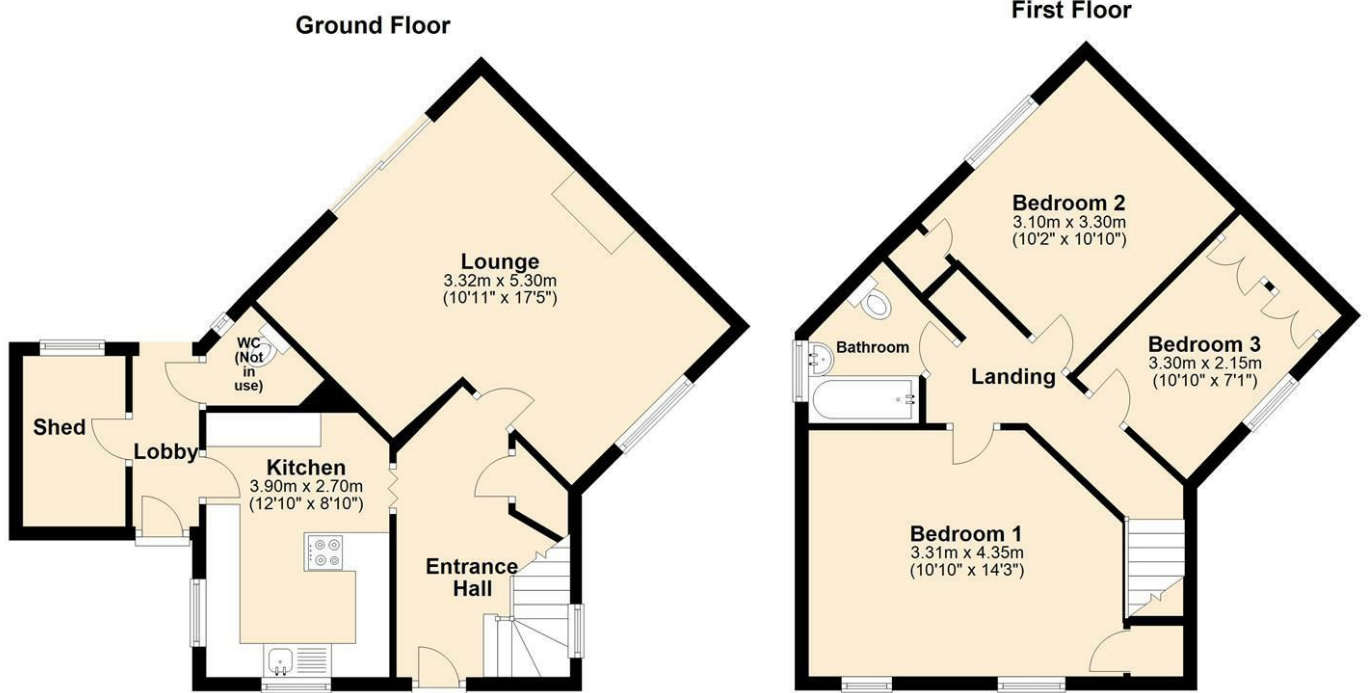
Planning - Not applicable

### Whitakers Estate Agent Declaration:

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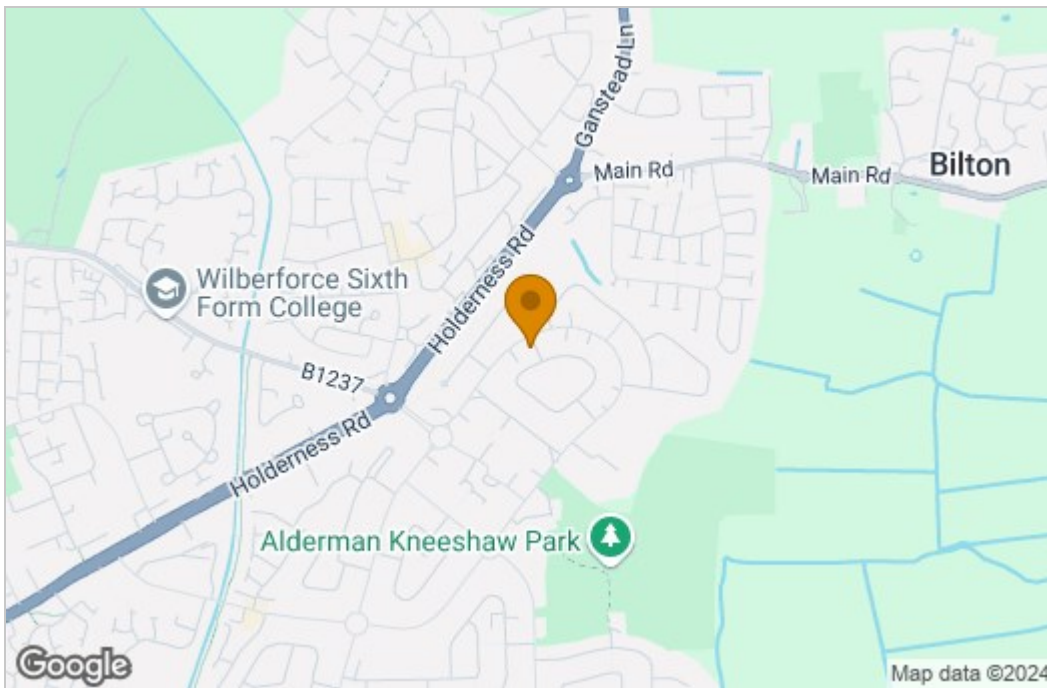


# Floor Plan

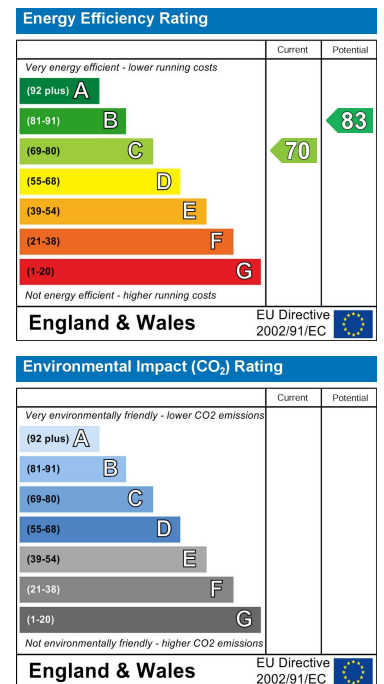


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.