

Whitakers

Estate Agents



8 Cawood Avenue, Field Street, Hull, HU9 1HY

Offers In The Region Of £85,000

Whitakers are delighted to bring this immaculately presented 2 bedroom terraced home to the market!

Conveniently situated just off Holderness Road, well positioned for local shops and amenities as well as being a short stroll from Mount Pleasant Retail Park and its wealth of retail and leisure facilities, the property is only a few minutes from Hull City Centre and enjoys excellent transport links into and around the City.

Being an ideal first purchase or investment, the property briefly comprises: entrance hallway, lounge, dining room and modern fitted kitchen to the ground floor together with 2 bedrooms and a lovely spacious shower room to the first floor.

Also benefitting from a spacious rear garden together with gas central heating and UPVC double glazing, internal inspection is highly recommended!

The Accommodation Comprises

Entrance Hallway

UPVC entrance door into hallway with carpeted flooring and central heating radiator, ornate coving and stairs to first floor landing.

Lounge 11'2 x 10'11 (3.40m x 3.33m)



UPVC window to Front aspect, laminate flooring, feature fireplace with ornate fireplace and hearth, central heating radiator and double doors into dining room.

Dining Room 11' x 10'11 (3.35m x 3.33m)



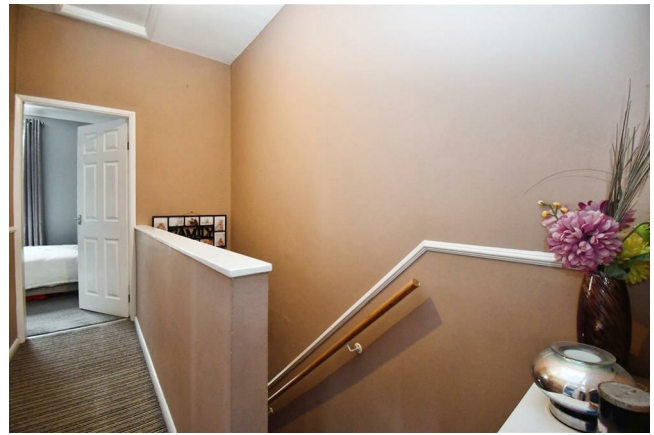
With UPVC window to rear aspect, laminate flooring, central heating radiator and under stair storage cupboard.

Kitchen 9'8 x 8'4 (2.95m x 2.54m)



Contemporary fitted kitchen with a range of wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor over and electric fan oven below. Stainless steel sink with mixer taps over, integrated fridge/freezer, plumbing for under counter washing machine and tumble drier. Vinyl tiled flooring and UPVC window and door into rear garden.

First Floor Landing



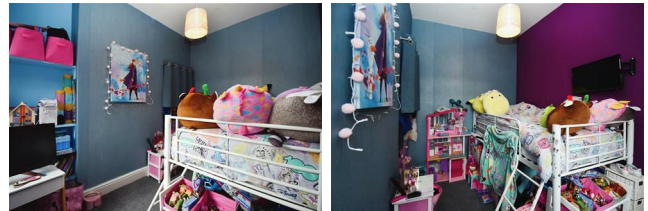
Stairs from entrance hallway to first floor landing with carpeted flooring and loft access hatch.

Bedroom One 11'2 x 14'3 (3.40m x 4.34m)



With UPVC window to front aspect, carpeted flooring and central heating radiator.

Bedroom Two 11' x 8'2 (3.35m x 2.49m)



With UPVC window to rear aspect, carpeted flooring and central heating radiator.

Shower room 9'8 x 8'4 (2.95m x 2.54m)



Spacious modern shower room comprising walk in glazed double shower cubicle with dual head mains shower, vanity unit with hand wash basin and concealed cistern low flush wc. Chrome ladder style heated towel rail, vinyl flooring, wall tiling to water sensitive areas and UPVC window to side aspect.

Outside



The property is approached via pedestrian walkway and to the front is a small fenced courtyard garden whilst to the rear there is a generously sized garden laid mainly to lawn with decked seating area, fencing to perimeters and gate access to rear.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

EPC rating D

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/Tile

Conservation Area - No

Flood Risk - Medium

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

Broadband - Basic 22 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

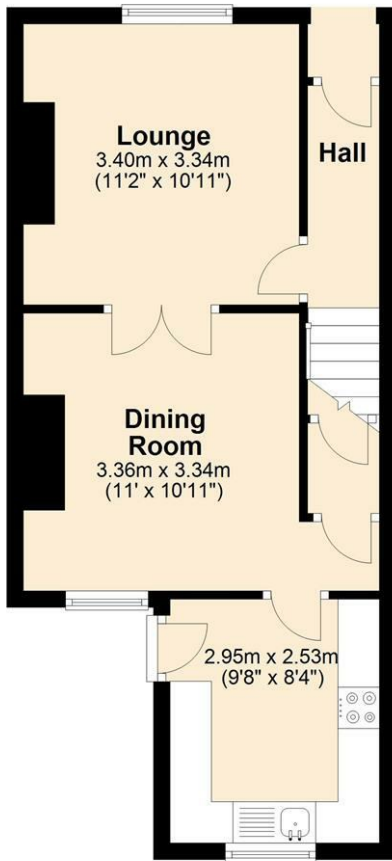
Planning - The following planning application relates to the property:
<https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=8500940PF&activeTab=summary>

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

Ground Floor

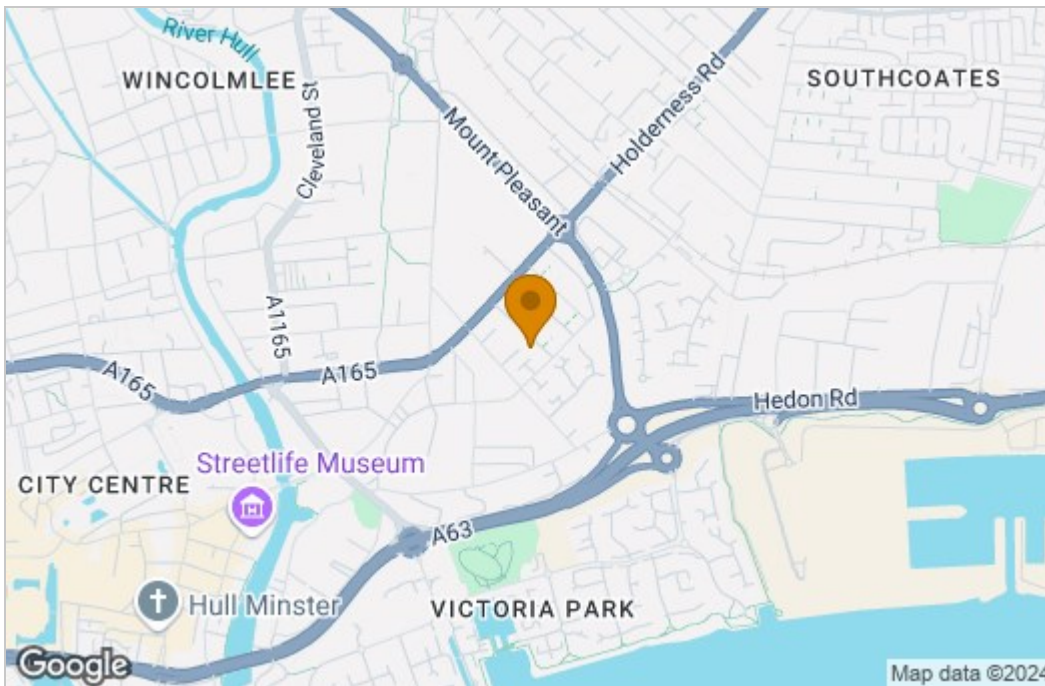


First Floor

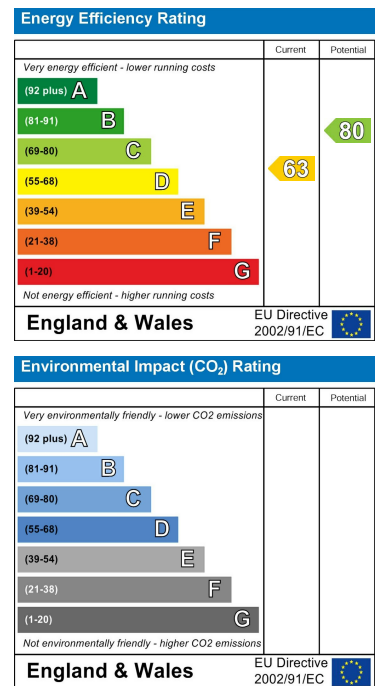


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.