

Whitakers

Estate Agents



32 Cadeleigh Close, Bransholme, HU7 4DA

Offers In The Region Of £100,000

Whitakers are delighted to bring this spacious and well presented 3 bedroom family home to the market.

Situated on a quiet cul-de-sac and having been much improved by the current owners to include modern fitted kitchen and bathroom, the property is well located for local shops, schools and amenities and would be ideal for First Time Buyers, Families and Investors alike!

Offering spacious family accommodation in a popular and sought after area, the property briefly comprises; Entrance Hallway, Downstairs Cloakroom, Modern Integrated Dining Kitchen and Lounge to the ground floor whilst there are 3 generously sized bedrooms and a recently fitted family bathroom to the first floor.

Occupying a generously sized corner plot, the property has the additional benefit of a lovely spacious rear garden together with gas central heating and UPVC Double Glazing and internal viewing is highly recommended to fully appreciate the standard of accommodation available!

The Accommodation Comprises

Entrance Hallway



UPVC door into entrance hallway with laminate flooring, under stair cupboard and door into.....

Downstairs Cloakroom

With low flush wc, , half tiled walls, tiled flooring and UPVC window to Front aspect.

Dining Kitchen 15' x 14'8 (4.57m x 4.47m)



Modern kitchen with a range of fitted wall and base units, contrasting work surfaces and tiled splash-backs. 5 ring gas hob with extractor over and mid level integrated double oven and microwave. Composite 1 1/4 bowl sink/drainers with mixer taps over, integrated fridge/freezer and plumbing for under counter washing machine. Laminate flooring, central heating radiator, UPVC windows to front and rear aspect, Patio doors to rear garden and space for family dining.

Lounge 15' x 14'8 (4.57m x 4.47m)



With Laminate flooring, central heating radiator and UPVC Patio doors to rear garden.

First Floor Landing



Stairs to First Floor Landing with carpeted flooring, central heating radiator and UPVC window to front aspect.

Bedroom One 15' x 9' (4.57m x 2.74m)



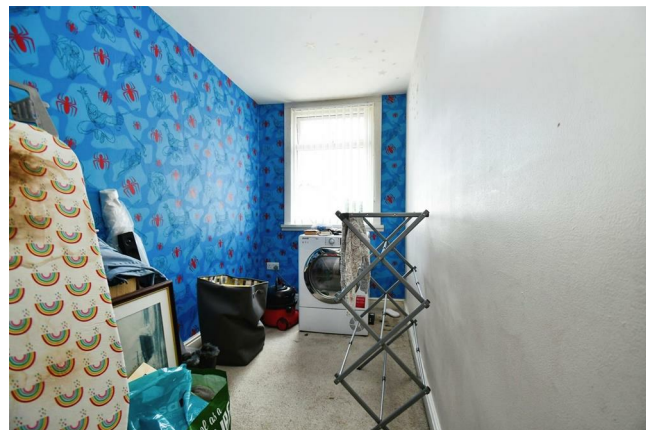
Carpeted flooring, central heating radiator and UPVC window to front aspect

Bedroom Two 8'2 x 11'11 (2.49m x 3.63m)



Carpeted flooring, central heating radiator and UPVC window to front aspect

Bedroom Three 12' x 5'5 (3.66m x 1.65m)



Carpeted flooring and UPVC window to front aspect

Family Bathroom 8'6 x 6'4 (2.59m x 1.93m)



Stunning bathroom comprising shaped bath with mains dual head rainfall shower and fitted glazed shower screen, vanity sink unit and concealed cistern low flush wc. Heated towel rail, tiled flooring, tiled and panelled walls and UPVC window to front aspect.

Outside



The property sits on a spacious corner plot and to the front is pedestrian access to a courtyard garden whilst to the rear is a lovely spacious garden with lawn and block paved patio areas, borders featuring a stunning array of mature plants, trees and shrubs together with two storage sheds whilst perimeter fencing gives a good level of privacy.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

Awaited

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 - Caspon

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal -

Voice

EE Likely

Three Limited

O2 Likely

Vodafone Likely

Broadband - Standard 22 Mbps 1 Mbps

Superfast --Not available --Not available

Ultrafast 1000 Mbps 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

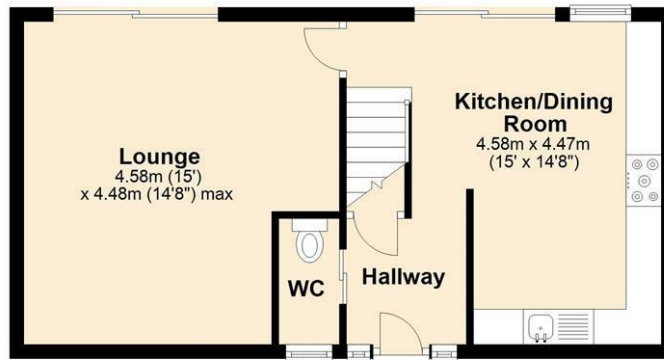
Planning - Nothing applicable to the property

Whitakers Estate Agent Declaration:

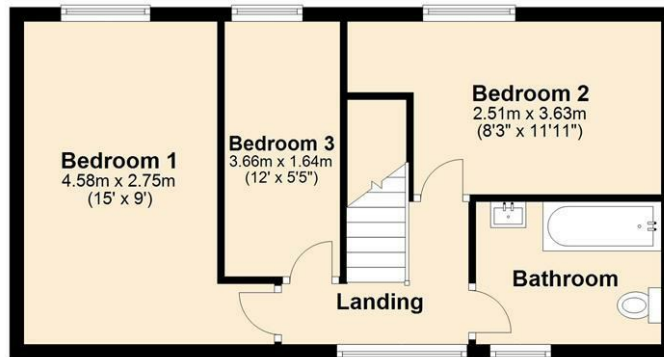
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Floor Plan

Ground Floor



First Floor

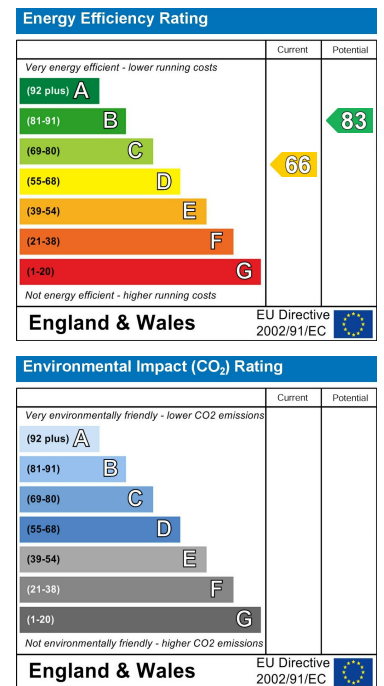


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.