

Whitakers

Estate Agents



52 Kedrum Road, Hull, HU9 3TZ

Offers In The Region Of £149,950

Whitakers are delighted to bring this immaculately presented two double bedroom recently built (2018) 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 would be ideal for first time buyers and downsizers alike!

Located at the foot of 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 briefly comprises; entrance hallway, modern integrated kitchen, lounge and downstairs cloakroom to the ground floor whilst there are two double bedrooms and a family bathroom to the first floor!

Also benefitting from a side driveway with parking for two vehicles, 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 central heating radiator. Stairs to first floor and door into....

Kitchen/Diner 14'4 x 9'10 (4.37m x 3.00m)



Modern fitted kitchen with a range of white gloss wall and base units, contrasting work surfaces and splashbacks. Stainless steel sink with mixer taps, 4 ring gas hob with electric oven below and extractor over. Integrated fridge freezer, washing machine and dish washer, vinyl flooring, central heating radiator, space for dining table and UPVC window to front aspect. Door to downstairs cloakroom.

Downstairs Cloakroom

Low flush wc, hand wash basin, vinyl flooring and and extractor fan.

Lounge 12'2 x 13' (3.71m x 3.96m)



Spacious lounge with vinyl flooring, central heating radiator and UPVC French doors to rear garden.

First Floor Landing



Stairs with inbuilt storage leading from entrance hallway to first floor landing with carpeted flooring.

Bedroom One 8'10 x 13' (2.69m x 3.96m)



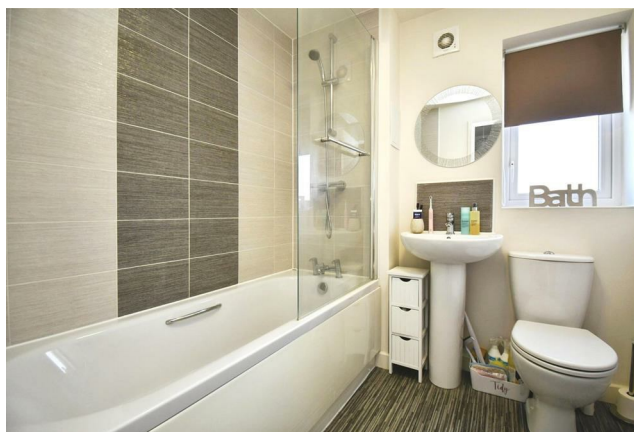
Carpeted flooring, central heating radiator and UPVC window to rear aspect.

Bedroom Two 8'6 x 13' (2.59m x 3.96m)



Carpeted flooring, central heating radiator, built in storage cupboard and UPVC window to front aspect.

Bathroom 6'4 x 6'8 (1.93m x 2.03m)



Panel bath with mains shower over and fitted screen, hand wash basin, low flush wc, vinyl flooring, part tiled walls to water sensitive areas, central heating radiator, UPVC window to side aspect and extractor fan.

Outside



Sitting at the foot of quiet cul-de-sac, the property is fronted by a lawned garden with private side driveway providing off road parking for 2 vehicles. Gate access leads to the rear where there is a generously sized southerly facing garden laid mainly to lawn and with paved patio seating area.

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.

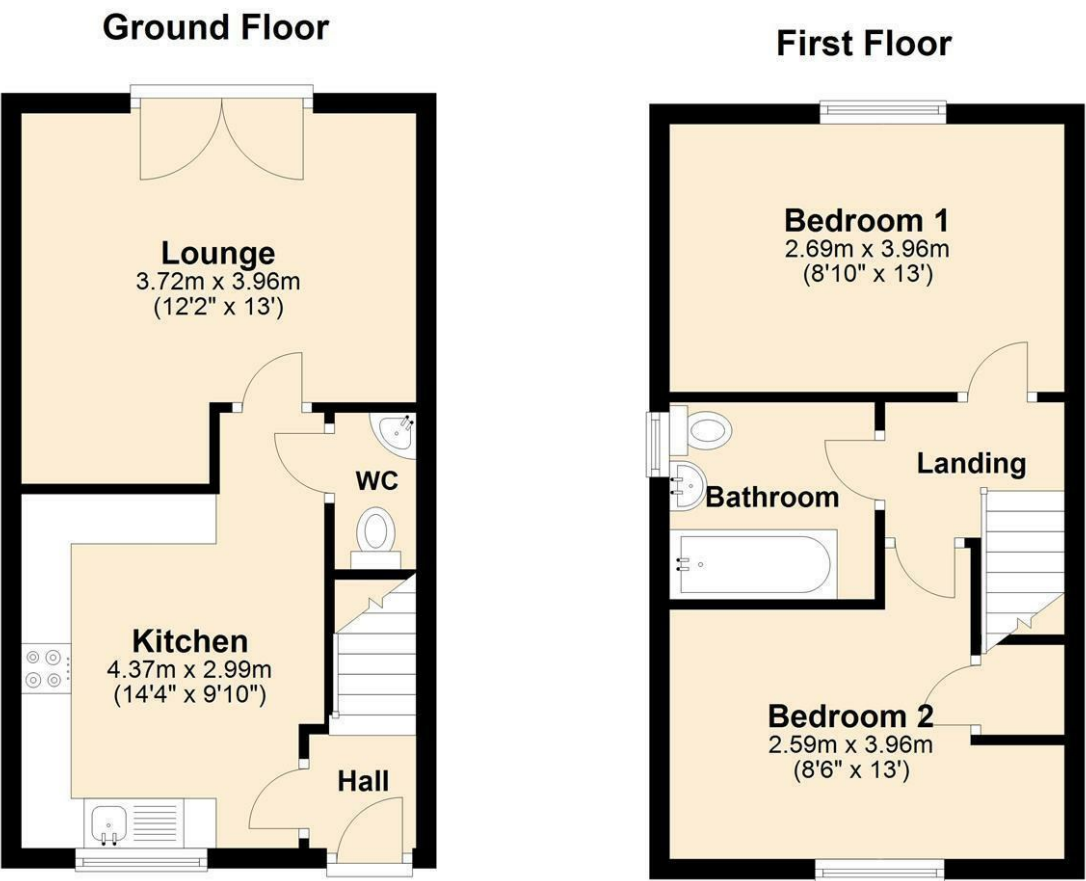
Material Information:

Construction - Brick/Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

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

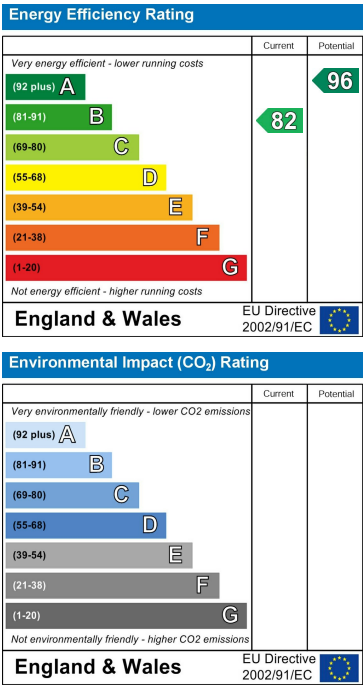


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.