

Whitakers

Estate Agents



1 Caldane, Hull, HU6 9AJ

Offers In The Region Of £89,950

Whitakers are pleased to bring this charming 3 bedroom end-terraced home to the market.

Situated at the head of a quiet cul-de-sac with open aspect to the rear, the property is well situated for local shops, schools and amenities as well as being just a short drive from the popular village of Cottingham!

Well presented throughout, this much loved family home would be ideal for first time buyers, growing families and investors alike!

Briefly comprising; entrance hallway, downstairs cloakroom, kitchen, dining room and lounge to the ground floor, there are 3 generously sized bedrooms and a family bathroom to the first floor.

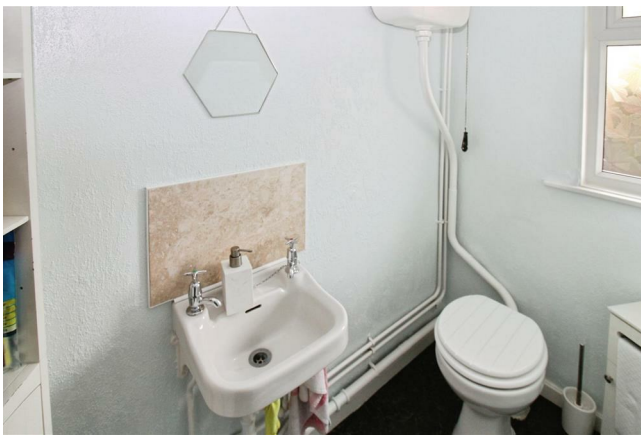
Also benefiting from a lovely enclosed rear garden, gas central heating and uPVC glazing, early viewing is recommended!

Entrance Hallway



With a radiator and giving access to:

Downstairs Cloakroom



Having a WC and wash hand basin

Kitchen 8'9" x 9'9" (2.67 x 2.98)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Tiled floor, partially tiled walls, a radiator, plumbing for an automatic washing machine, window to the front aspect and integrated appliances include an electric oven, four ring gas hob and an over head filter hood.

Dining Room 14'4" x 9'8" (4.37 x 2.97)



Attractive laminate flooring, a radiator, window to

the rear aspect and a door giving access to the rear garden.

Lounge 14'4" x 8'9" (4.37 x 2.68)



Laminate flooring continues, window to the rear aspect and a radiator

First Floor Landing



Built in storage cupboard and giving access to;

Bedroom One 13'5" x 8'8" (4.10 x 2.66)



Window to the rear aspect and a radiator.

Bedroom Two 8'5" x 9'11" (2.57 x 3.03)



Window to the rear aspect and a radiator

Bedroom Three 7'6" x 8'9" (2.31 x 2.67)



Window to the rear aspect and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Partially tiled walls, a radiator and there is a "Victorian" effect shower attachment to the bath.

Outside



To the front of the property is an enclosed garden which is paved and to the rear, again an enclosed garden laid to decorative aggregates with trees, flowers and shrubs to beds and borders.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

EPC rating C

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 - Wimpey No Fines - None standard construction

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 11 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

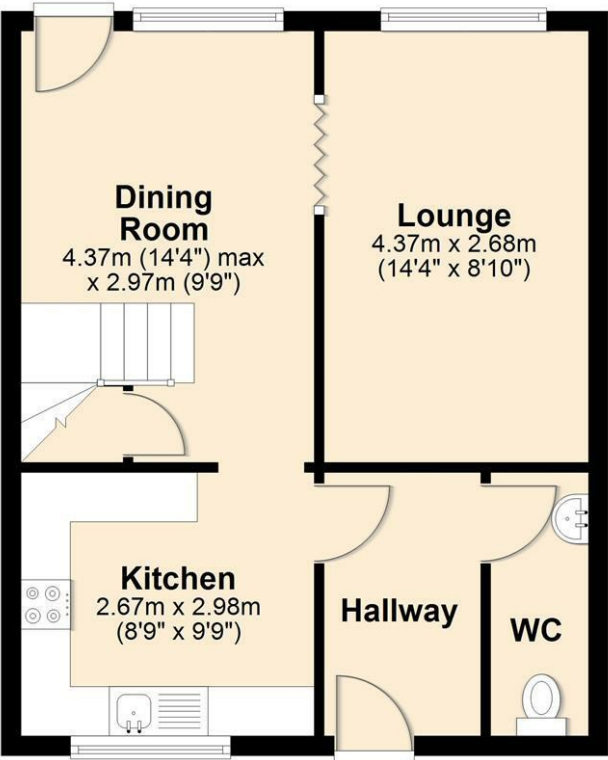
Planning - No

Whitakers Estate Agent Declaration:

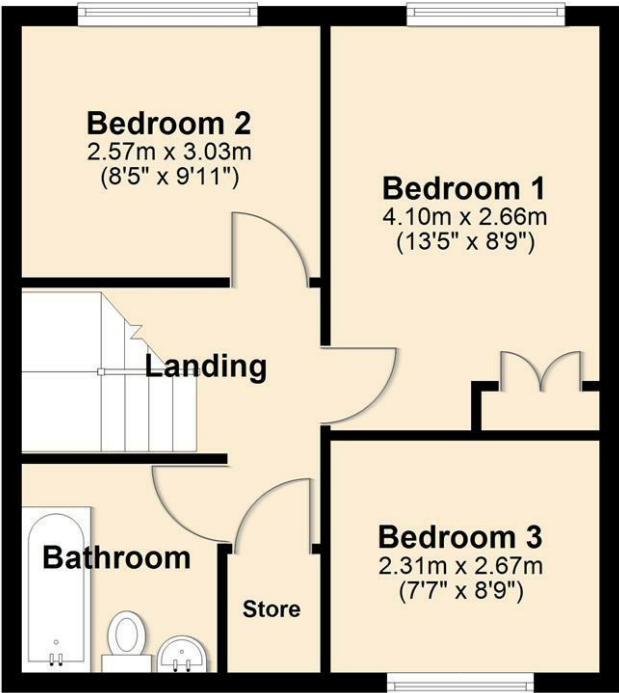
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Floor Plan

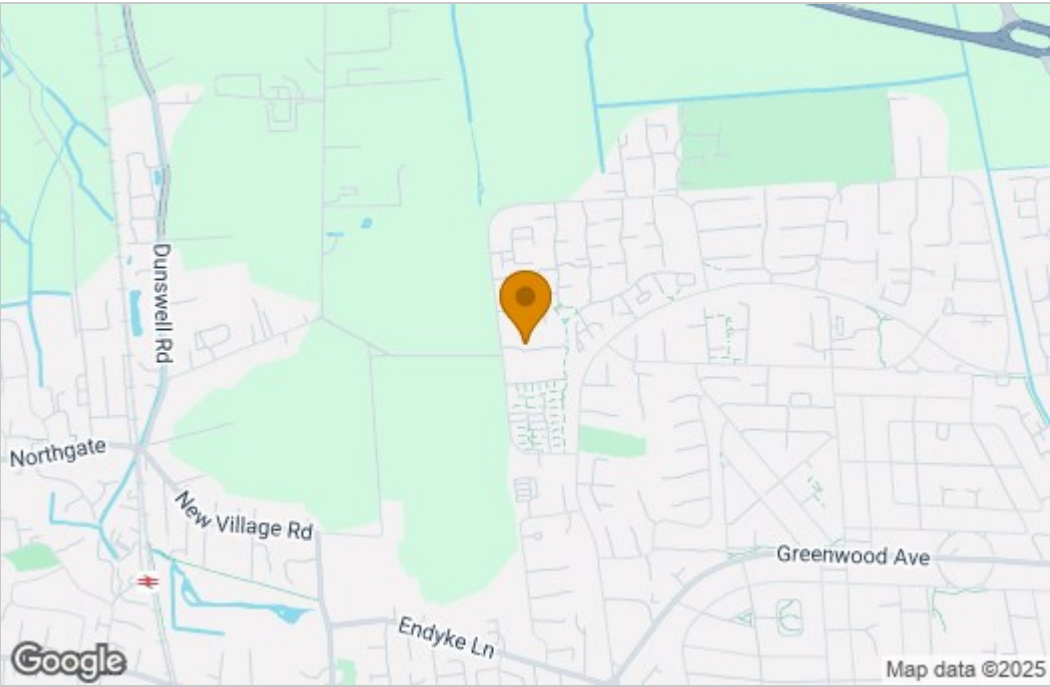
Ground Floor



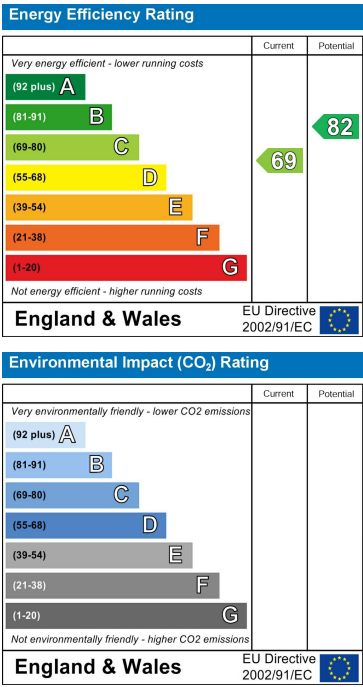
First Floor



Area Map



Energy Efficiency Graph



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