

Whitakers

Estate Agents



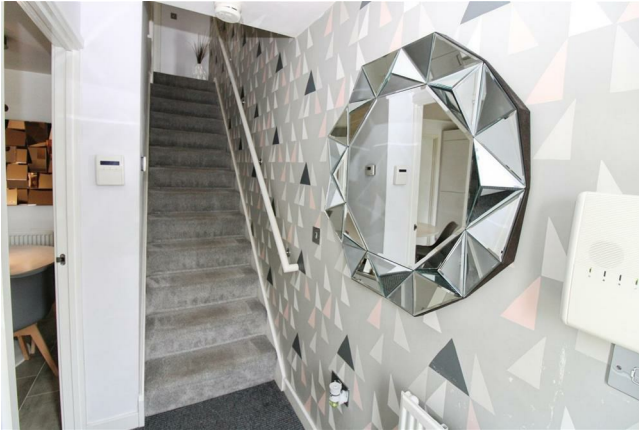
8 Kedrum Road, Hull, HU9 3TZ

£215,000

SITUATED TO THE EAST OF THE CITY WITH EXCELLENT TRANSPORT LINKS TO THE CITY CENTRE AND THE M62 CORRIDOR BEYOND, THIS BEAUTIFULLY PRESENTED EX SHOW HOME IS LAID OUT OVER THREE FLOORS AND REPRESENTS A FABULOUS OPPORTUNITY FOR THE GROWING FAMILY UNIT.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, CLOAK ROOM, LOUNGE, FITTED KITCHEN WITH APPLIANCES, TO THE GROUND FLOOR, TWO BEDROOMS AND A FAMILY BATHROOM TO THE FIRST FLOOR, A STUDY/OFFICE AREA AND MASTER BEDROOM WITH EN SUITE FACILITIES TO THE TOP FLOOR. SET WITHIN GARDENS OF EXCELLENT PROPORTION WITH OFF STREET PARKING ALLOWING SPACE FOR TWO VEHICLES AND HAVING THE EXPECTED GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS IN MOVE INTO CONDITION AND INTERNAL INSPECTION WILL NOT DISAPPOINT.

Entrance Hall



Staircase off, a radiator and spotlights to the ceiling.

Cloak Room



A dual flush low level wc, wash hand basin with a pedestal and a radiator

Lounge



A window to the side aspect and French doors to the rear aspect allowing plenty of natural light,. Tiled floor, useful under stairs storage cupboard, spotlights to the ceiling and a radiator.

Fitted Kitchen



A lovely range of fitted floor and wall units with

contrasting preparation surfaces having an inset stainless steel sink unit with monobloc tap. Window to the front aspect, spotlights to the ceiling, a radiator and integrated appliances include an electric oven and grill, over head extractor canopy, a dishwasher, automatic washing machine and a fridge/ freezer.

First Floor Landing



With a built in storage cupboard and a radiator and giving access to:

Bedroom Two



Window to the rear aspect, fitted wardrobe with mirror fronted sliding doors and a radiator.

Bedroom Three



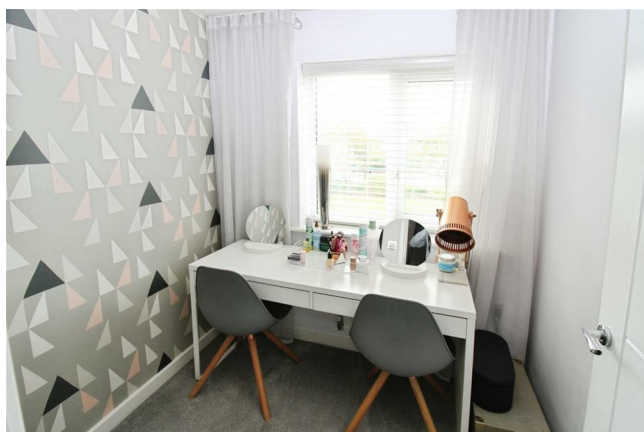
Window to the front aspect and a radiator.

Family Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a dual flush low level wc. Tiled walls, spotlights to the ceiling and a radiator.

Study Area



Located on the front landing having a window to the front aspect and a radiator.

Top Floor

Master Bedroom



Window to the front aspect, fitted wardrobe with mirror fronted sliding doors and two radiators

En Suite



A plumbed shower unit within an independent enclosure, dual flush low level wc and wash hand basin with a pedestal. "Veluxe" style window, loft void storage, a radiator, majority tiled walls and a spotlights to the ceiling.

Gardens



To the front of the property is a small open plan garden and to the rear an enclosed garden of impressive proportion laid mainly to lawn and decorative aggregates with decking seating areas and there is a summerhouse and a garden shed.

Off Street Car Parking

Via a side driveway and accommodating two vehicles.

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 -Yes

Broadband - Yes

Coastal Erosion - No

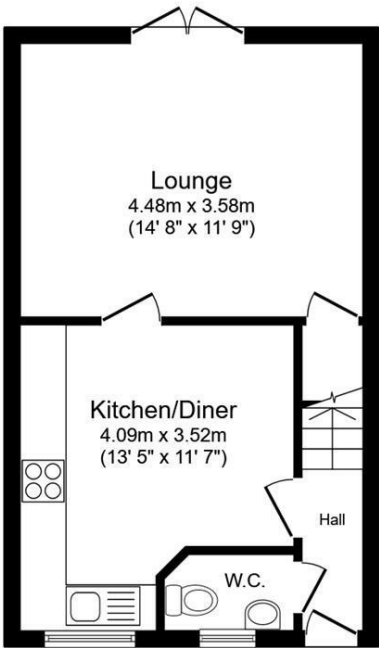
Coalfield or Mining Area -No

Planning -No

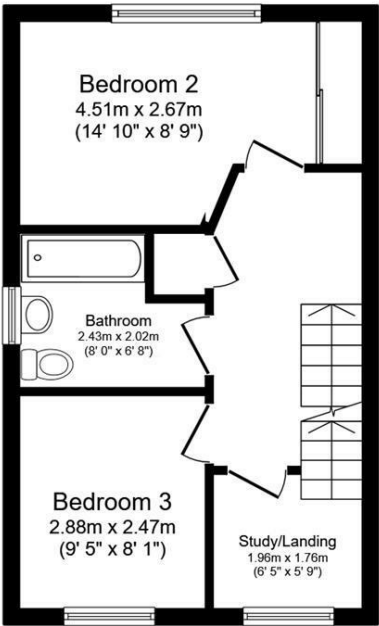
Whitakers Estate Agent Declaration:

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.

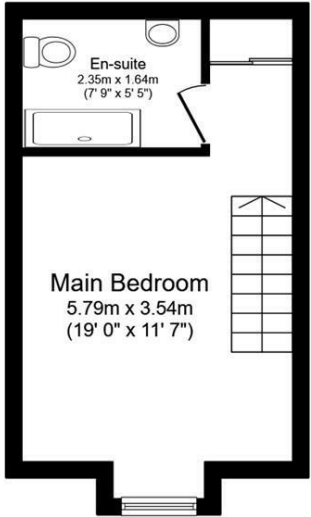
Floor Plan



Ground Floor
Floor area 34.4 sq.m. (370 sq.ft.)



First Floor
Floor area 34.4 sq.m. (370 sq.ft.)



Second Floor
Floor area 21.1 sq.m. (227 sq.ft.)

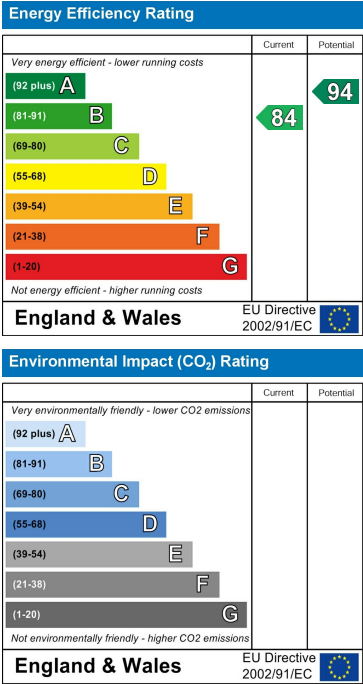
Total floor area: 89.9 sq.m. (967 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.