

# Whitakers

Estate Agents



## 4 Cranberry Way, Hull, HU4 7AQ

**Offers Over £205,000**

This well presented three bed semi detached property is situated at the head of the cul de sac located just off Pickering Road, well served by great local schools and enjoys easy access to a wide range of local amenities.

The main features include - entrance, lounge, dining room, fitted kitchen and useful ground floor W.C.  
The first floor boasts three good bedrooms (master en suite) together with the well appointed family bathroom suite.

Externally to the front of the property is a low maintenance garden with driveway leading to the garage. The rear garden is enclosed to the boundary, again low maintenance in design with an open aspect beyond.

This property really does tick all the boxes in terms of size, condition and location.

Early viewings are advised.



## Accommodation Comprises

### Entrance

Double glazed front door.

### Hallway

UPVC double glazed window, laminate flooring and radiator.

### WC

UPVC double glazed window, low flush WC, pedestal sink unit and radiator.

Lounge 14'8 x 12'6 (4.47m x 3.81m)



UPVC double glazed window, gas fire with marble hearth and wood surround. Laminate flooring and radiator.

Dining Room 9'6 x 8'2 (2.90m x 2.49m)



UPVC double glazed window, understairs storage, laminate flooring and radiator.

Kitchen 9'5 x 7'7 (2.87m x 2.31m)



UPVC double glazed window and door. A range of base, wall and drawer units with work tops above and splash back tiles. Integrated oven and hob with hood over and sink unit with mixer tap. Laminate flooring and radiator.

### First Floor Landing

UPVC double glazed window and loft hatch. Over stairs storage.

Bedroom One 14'5 x 9'2 (4.39m x 2.79m)



UPVC double glazed window, fitted wardrobes and radiator.

### En-suite



UPVC double glazed window, walk in enclosed shower, pedestal sink unit, low flush WC, radiator and tiled floor and walls.

### Bedroom Two 10'3 x 9'2 (3.12m x 2.79m)



UPVC double glazed window, fitted wardrobe and radiator.

### Bedroom Three 7'4 x 7'5 (2.24m x 2.26m)



UPVC double glazed window, over head storage and radiator.

### Bathroom



UPVC double glazed window, panelled bath, low flush WC, pedestal wash basin, half tiled walls and radiator.

### Externally



Externally to the front of the property is a low maintenance garden with driveway leading to the garage. The rear garden is enclosed to the boundary, again low maintenance in design with an open aspect beyond.

### Tenure

The property is freehold.

### Council Tax

Council Tax Band C.

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### Additional products and services

Whitakers 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.

### Disclaimer

Services, fittings & equipment referred to in these sale 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.

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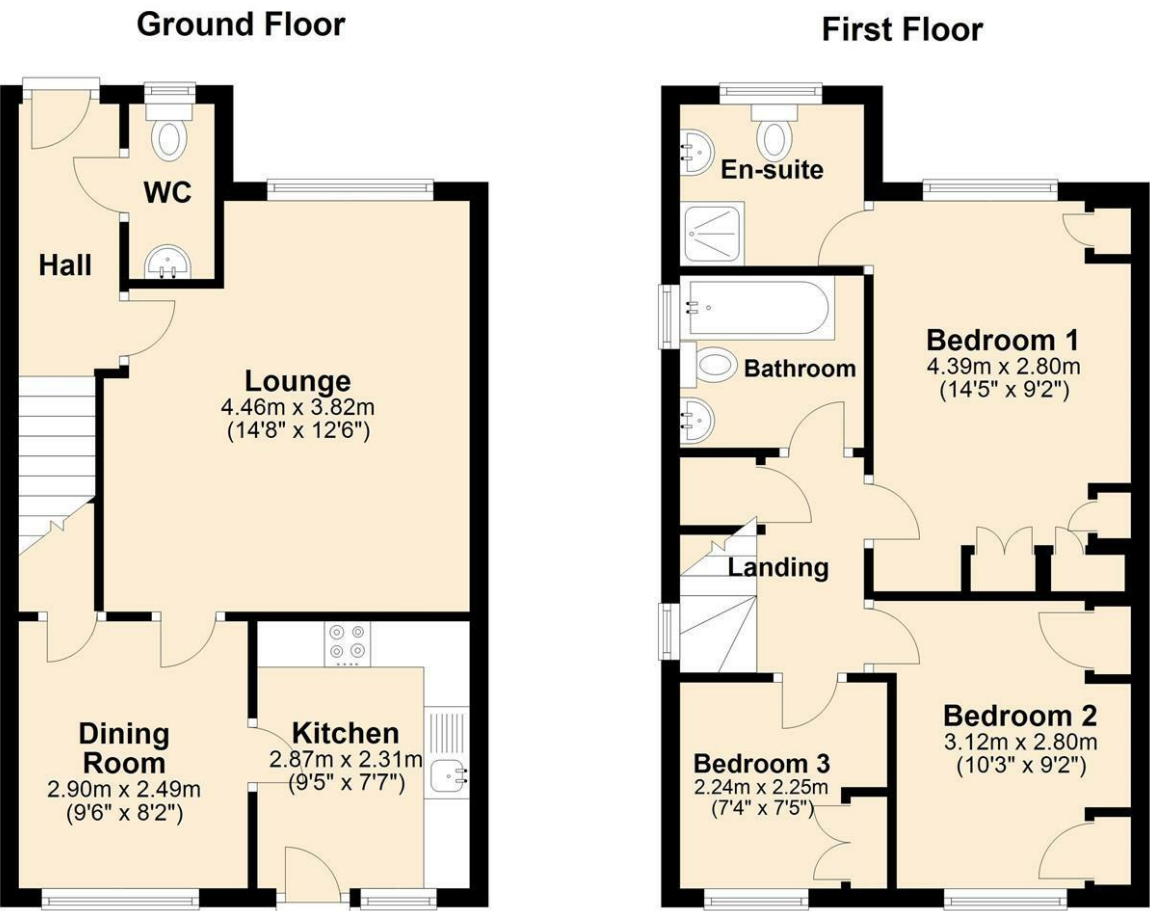
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### Sales valuations

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.

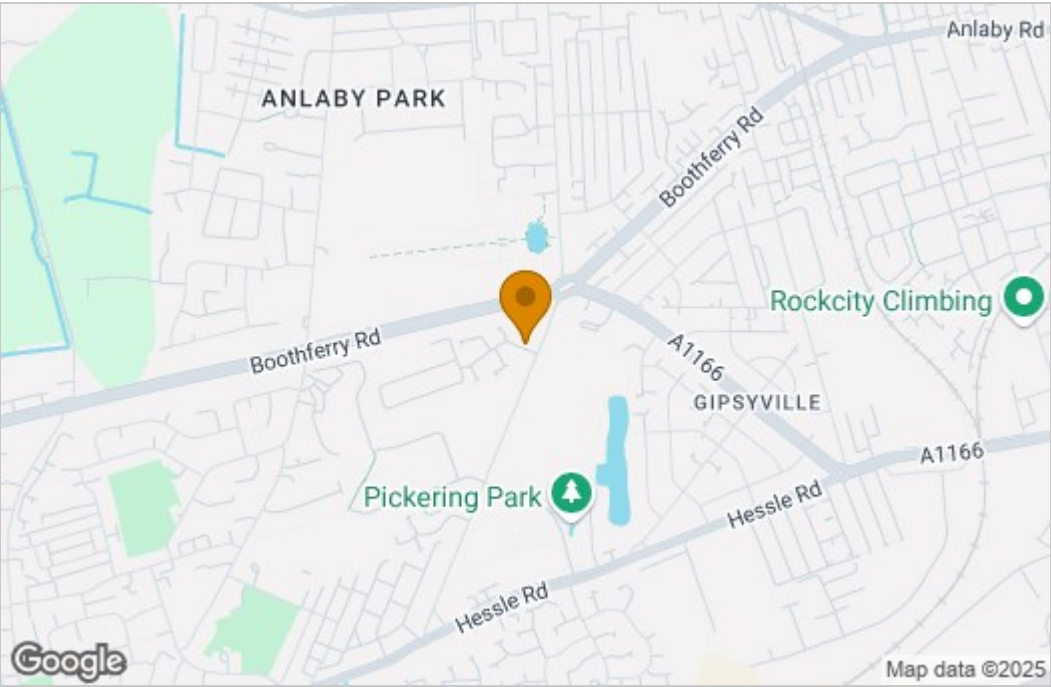


Floor Plan

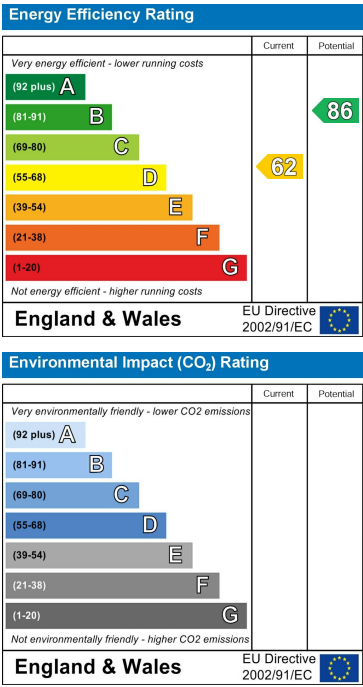


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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.