

Whitakers

Estate Agents



123 Cardigan Road, Hull, HU3 6XD

£115,000

**** NO ONWARD CHAIN ****

Introducing this traditional mid-terrace style house which has recently been cosmetically enhanced throughout to provide comfortable living space across both of its floors.

Briefly comprising entrance lobby, spacious lounge and dining area leading to the bathroom furnished with a three piece suite and fitted kitchen. The first floor boasts two good bedrooms.

Externally to the front aspect there is a gravelled garden with the kerb lowered to accommodate off-street parking.

The rear garden is mainly laid to lawn with a patio seating area and enclosed by perimeter fencing. A block paved path leads to the gated access to the rear ten-foot and detached outhouse which is used for storage.

The residence also benefits from having an outside tap.

Taken together the property would suit a number of buyers ranging from the first time buyer to a young family seeking to reside within the catchment of highly regarded local schools.

Alternatively an investor wanting to increase their portfolio may also wish to arrange a viewing.

The accommodation comprises

Front external



Externally to the front aspect there is a gravelled garden with the kerb lowered to accommodate off-street parking and fencing to the surround.

Ground floor

Ground floor

Entrance lobby

UPVC double glazed entrance door, UPVC double glazed window and laminate flooring.

Lounge 12'9" x 14'0" maxim (3.90 x 4.28 maximum)



UPVC double glazed window, central heating radiator, electric fireplace with decorative wooden surround , under stairs storage cupboard housing an alarm panel and mains box and carpeted flooring.

Dining area 5'10" x 14'0" (1.80 x 4.27)



Central heating radiator, fitted storage cupboards with sliding doors and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tile effect laminate flooring and furnished with a three piece suite comprising corner bath with mixer tap / shower and electric shower, pedestal sink with mixer tap and low flush W.C.

Kitchen 8'8" x 7'4" (2.65 x 2.26)



UPVC double glazed door with side window, tiled flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine and integrated oven with four ring gas hob and extractor hood above.

First floor

Landing

With access to the loft hatch, carpeted flooring and leading to :

Bedroom one 11'8" x 14'2" (3.56 x 4.33)



Two UPVC double glazed windows, central heating radiator, fitted wardrobe and carpeted flooring.

Bedroom two 7'1" x 14'1" maximum (2.17 x 4.31 maximum)



Two UPVC double glazed windows, central heating radiator and carpeted flooring.

Rear external



The rear garden is mainly laid to lawn with a patio seating area and enclosed by perimeter fencing. A block paved path leads to the gated access to the rear ten-foot and detached outhouse which is used for storage. The residence also benefits from having an outside tap.

Location

The property is established on the popular residential location Cardigan Road in West Hull; it is conveniently placed to enjoy an off-main road position yet maintain close proximity to the well connected Anlaby Road which is well serviced by

an abundance of shops and dining facilities with highly accessible links that provide multiple routes to the city center. The property also falls within the catchment of highly regarded schools, most notably the Eastfield Primary School and Wheeler Primary School.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00030140012308

Council Tax band - A

EPC rating

EPC rating - TBC

Material Information

Construction - No

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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 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.

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.

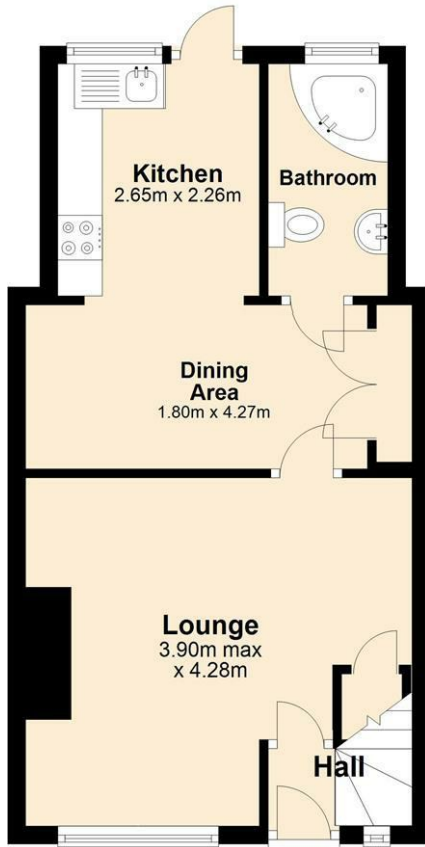
Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for

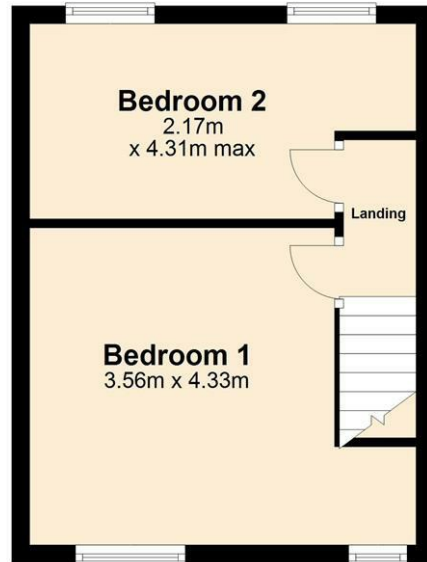
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Floor Plan

Ground Floor

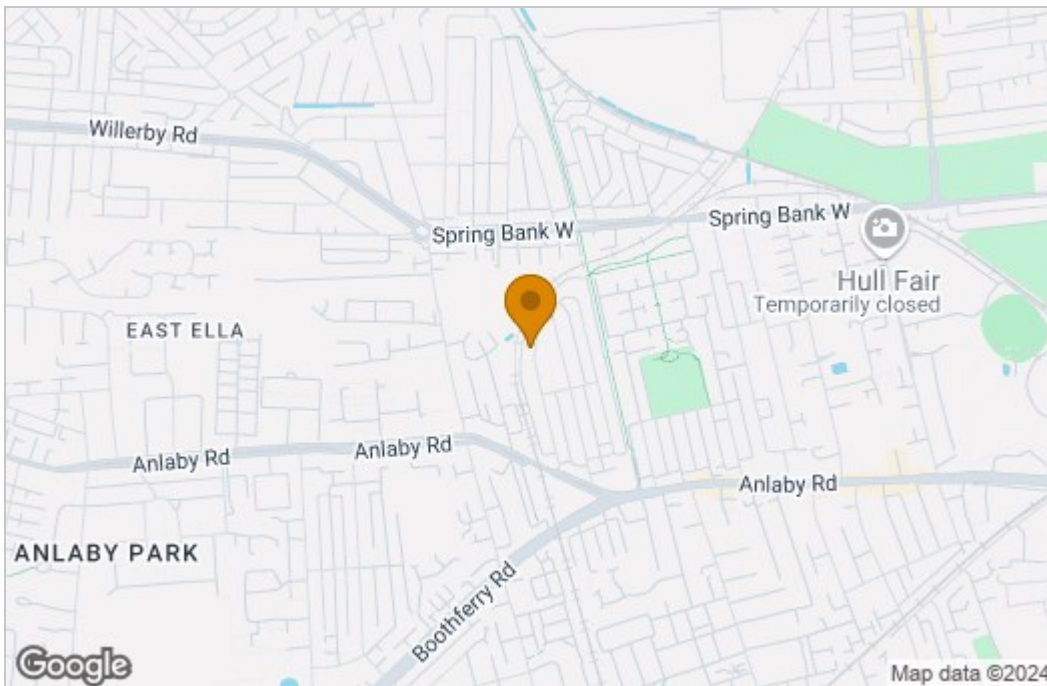


First Floor

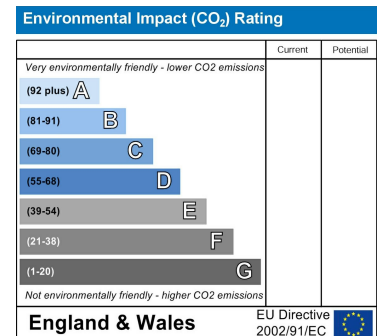
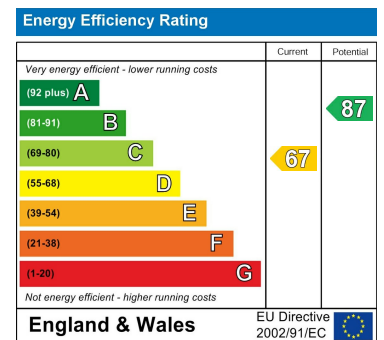


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.