

# Whitakers

Estate Agents



## 79 Cardigan Road, Hull, HU3 6XD

**£129,950**

Conveniently located on a residential location at the head off Anlaby Road, this traditional mid-terrace property is ideal for a first time buyer or young family seeking close proximity to the abundance of local conveniences and transport links.

The main features include - porch opening to the hall, spacious lounge and inner lobby leading to office space, bathroom, and fitted kitchen.

To the first floor, there are two double bedrooms, and a further bathroom furnished with a three-piece suite.

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

The first half of the rear garden offers a patio seating area. A path leads to a gate opening to the second half, which is laid to lawn and has a gate opening to the pedestrian ten-foot.



The accommodation comprises

#### Front external



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

#### Ground floor

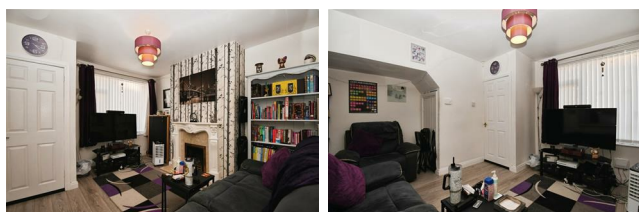
##### Porch

UPVC double glazed throughout with entrance door, two windows, and laminate flooring. Opening to :

##### Hallway

With fixed staircase to the first floor, and carpeted flooring. Leading to :

Lounge 12'8" x 14'2" (3.88 x 4.32 )



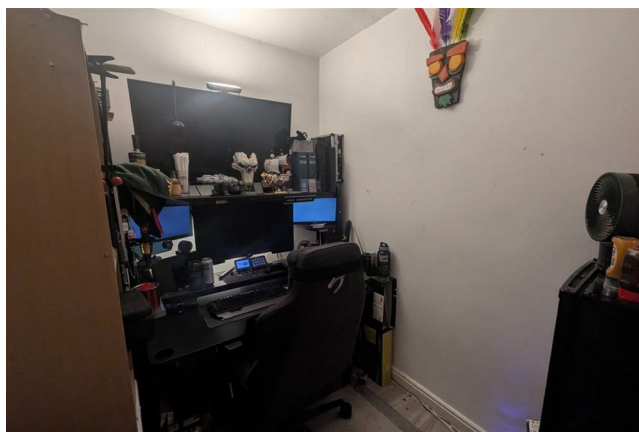
UPVC double glazed window, central heating radiator, fireplace with marbled inset / hearth and decorative wooden surround, and laminate flooring.

##### Inner lobby



Laminate flooring, and leading to :

Office 6'3" x 7'8" (1.92 x 2.36 )



Wooden glazed window, central heating radiator, and laminate flooring.

#### Bathroom 1



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with Lino flooring, and furnished with a three-piece suite comprising paneled bath with dual taps and mixer shower, vanity sink with mixer tap, and low flush W.C.

Kitchen 11'10" x 6'7" (3.62 x 2.03 )



UPVC double glazed door with side window, central heating radiator, laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washer and dryer, and integrated oven with hob and extractor hood above.

#### First floor

### Bedroom one 8'8" x 14'2" (2.65 x 4.33 )



UPVC double glazed window, central heating radiator, and carpeted flooring.

### Bedroom two 10'1" x 7'1" (3.08 x 2.16 )



With access to the loft hatch, UPVC double glazed window, central heating radiator, and carpeted flooring.

### Bathroom



UPC double glazed window, central heating radiator, partly tiled with laminate flooring, and furnished with a three-piece suite comprising panelled bath with dual taps and mixer shower, vanity sink with dual taps, and low flush W.C.

### Rear external



The first half of the rear garden offers a patio seating area. A path leads to a gate opening to the second half, which is laid to lawn and has a gate opening to the pedestrian ten-foot.

### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030140007901

Council Tax band - A

### EPC rating

EPC rating - TBC

### Material Information

Construction - Standard

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

### 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

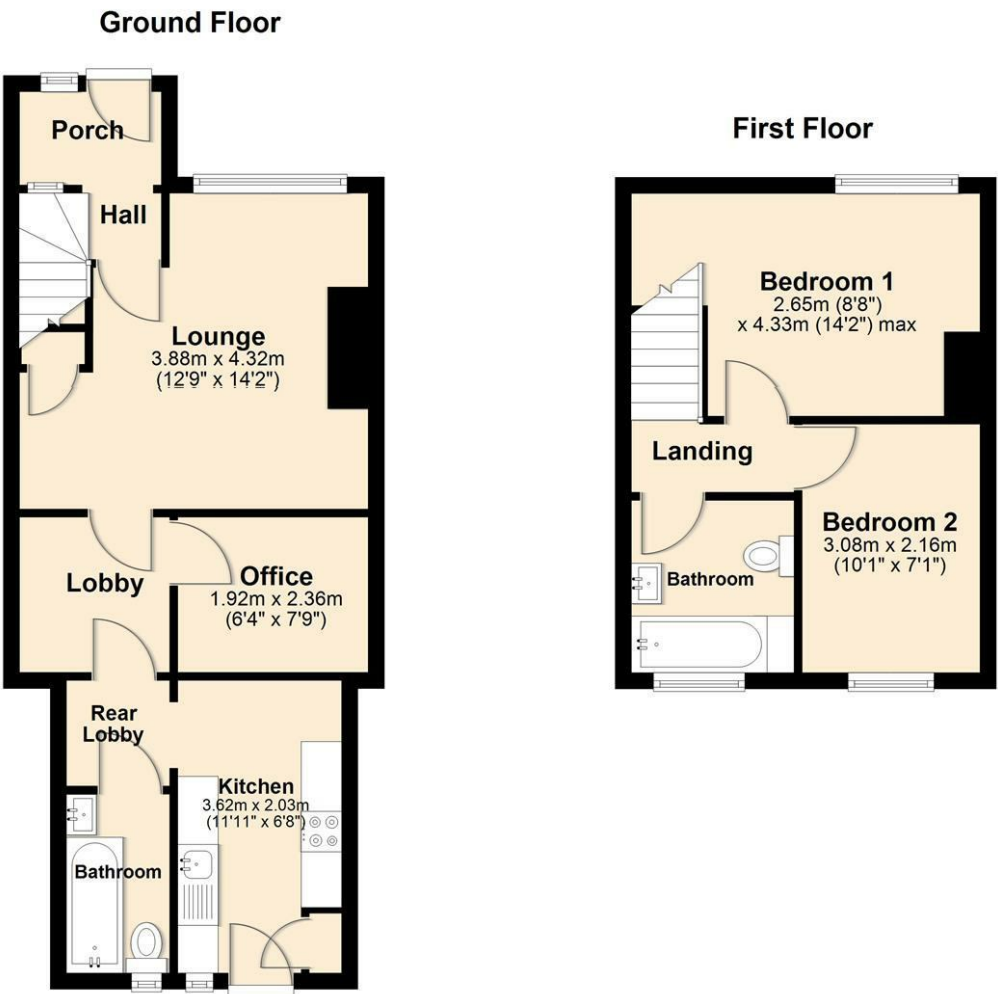
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

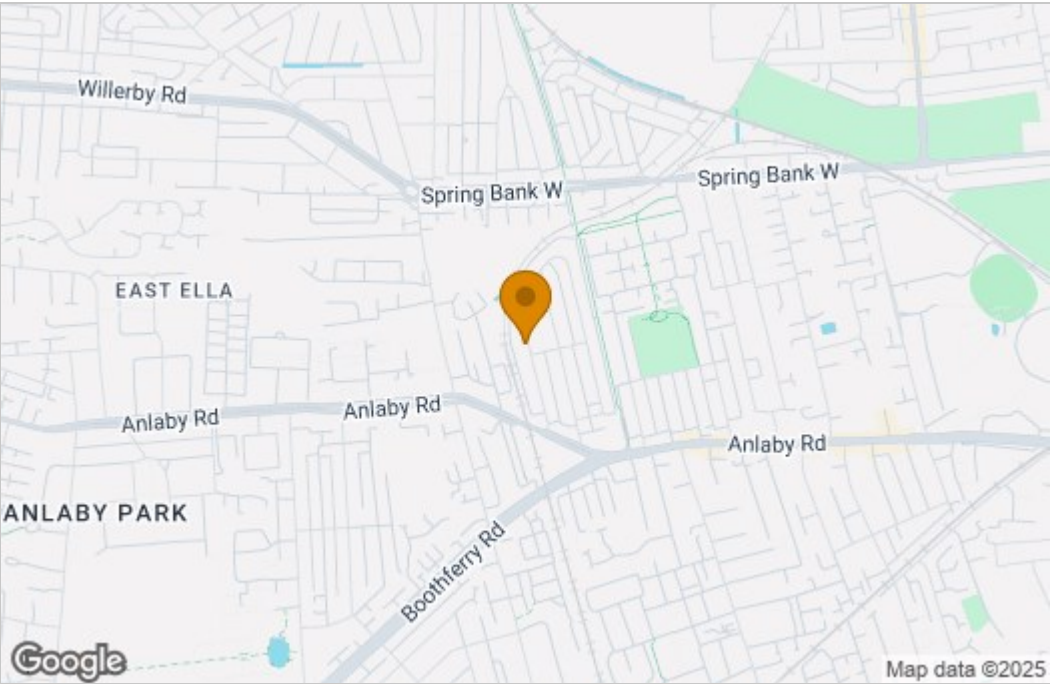
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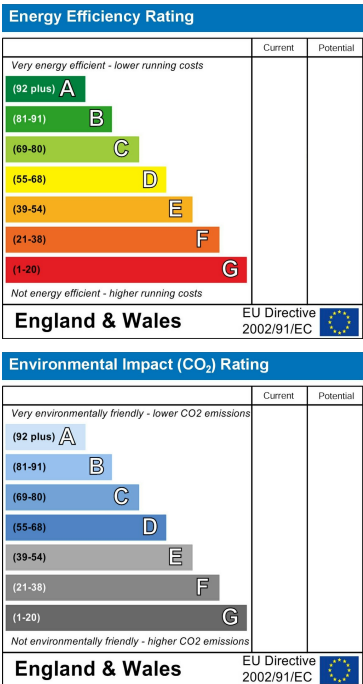
Floor Plan



Area Map



Energy Efficiency Graph



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