Whitakers
Estate Agents









# 14 Cadeleigh Close, Hull, HU7 4DA

## Asking Price £125,000

IMMACULATELY PRESENTED AND READY TO MOVE STRAIGHT INTO!

THIS BEAUTIFUL SPACIOUS FOUR-BEDROOM HOME OFFERS AN EXCEPTIONAL OPPORTUNITY FOR A GROWING FAMILY, PROVIDING MODERN, STYLISH LIVING WITH NO WORK REQUIRED. BEAUTIFULLY MAINTAINED THROUGHOUT, THIS PROPERTY IS SITUATED IN A HIGHLY SOUGHT-AFTER EAST HULL LOCATION, WITHIN EASY REACH OF LOCAL SCHOOLS, AMENITIES, AND EXCELLENT TRANSPORT LINKS.

ARRANGED OVER THREE FLOORS, THE PROPERTY FEATURES FOUR GENEROUS DOUBLE BEDROOMS, WITH TWO LOCATED ON THE FIRST FLOOR AND TWO ON THE SECOND FLOOR, OFFERING FLEXIBLE AND COMFORTABLE FAMILY ACCOMMODATION. THE GROUND FLOOR SHOWCASES A TASTEFULLY EXTENDED KITCHEN THAT CREATES A BRIGHT AND INVITING SPACE, PERFECT FOR BOTH EVERYDAY LIVING AND ENTERTAINING. A SEPARATE UTILITY AREA ADDS FURTHER PRACTICALITY.

OUTSIDE, THE ATTRACTIVE GARDENS PROVIDE A WONDERFUL BALANCE OF CHARACTER AND LOW-MAINTENANCE DESIGN, IDEAL FOR RELAXING OR FAMILY ENJOYMENT.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE EVERYTHING THIS LOVELY HOME HAS TO OFFER. CALL WHITAKER ESTATE AGENTS TODAY ON 01482 877177.

## Entrance Hall
Modern composite door, with laminate flooring and a radiator, leading to:

## Cloak Room
Tile flooring with partially tiled walls, comprises of a vanity sink and a low level WC.

## Fitted Kitchen





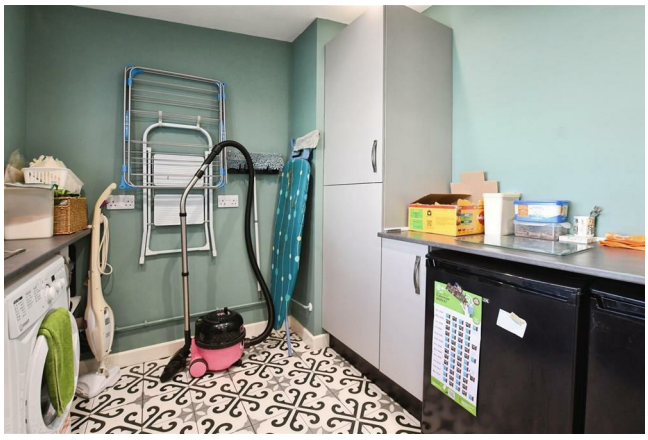
Tastefully extended fitted kitchen, immaculately presented throughout, with a wide range of floor and wall units, integrated appliances, comprises of a ceramic sink, and an electric hob. With a UPVC window to the front aspect. Under floor heating.

## Dining Area




Additional dining area, leading from the kitchen with laminate flooring and French doors leading to the garden. Under floor heating.

## Utility



Convenient separate utility room, with floor units and worktop space. Tile flooring, and a UPVC window to the side aspect. Under floor heating.

## Lounge




Well presented lounge, with French doors to the rear aspect, leading to the gardens. Laminate flooring with an electric fire, and a modern, vertical radiator.

## Bedroom 1




Generously sized, with laminate flooring and a UPVC window to the rear aspect, and a radiator.

## Bedroom 2




Second double bedroom with a UPVC window to the rear aspect, with laminate flooring and a radiator.

## Family Bathroom



Fully tiled floor and walls, with modern, sensor spotlights. Comprising of a pedestal sink, bath with an overhead shower, low level WC and pedestal sink. Under floor heating.

## Bedroom 3




To the second floor of the property, offers a third double bedroom with a UPVC window to the rear access. Carpeted, with a radiator.

## Bedroom 4



To the second floor, boasts a fourth double bedroom, with a UPVC window to the rear aspect and a radiator.

## Shower Room



Situated on the second floor, with a pedestal sink, low level WC and a shower with an independent closure, with a heated towel rail, and a UPVC window to the front aspect. Under floor heating.

## Gardens

Beautiful landscaped garden, with plenty of character, leading to an additional storage room to the rear.

## Council Tax

Hull City Council tax band A

## EPC

## Tenure

Freehold

## 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 - non standard
Conservation Area - no
Flood Risk - very low
Mobile Coverage/Signal - EE/ Vodafone/O2/Three
Broadband - Basic 9 Mbps Ultrafast 1000 Mbps
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.

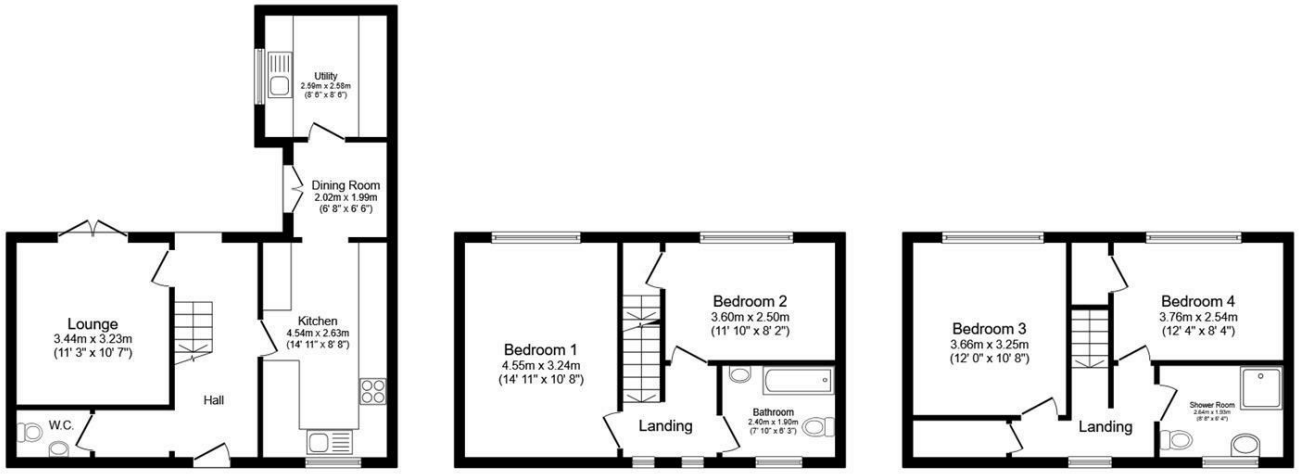
## Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of

£50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

## Floor Plan




Ground Floor
Floor area 46.8 sq.m. (503 sq.ft.)

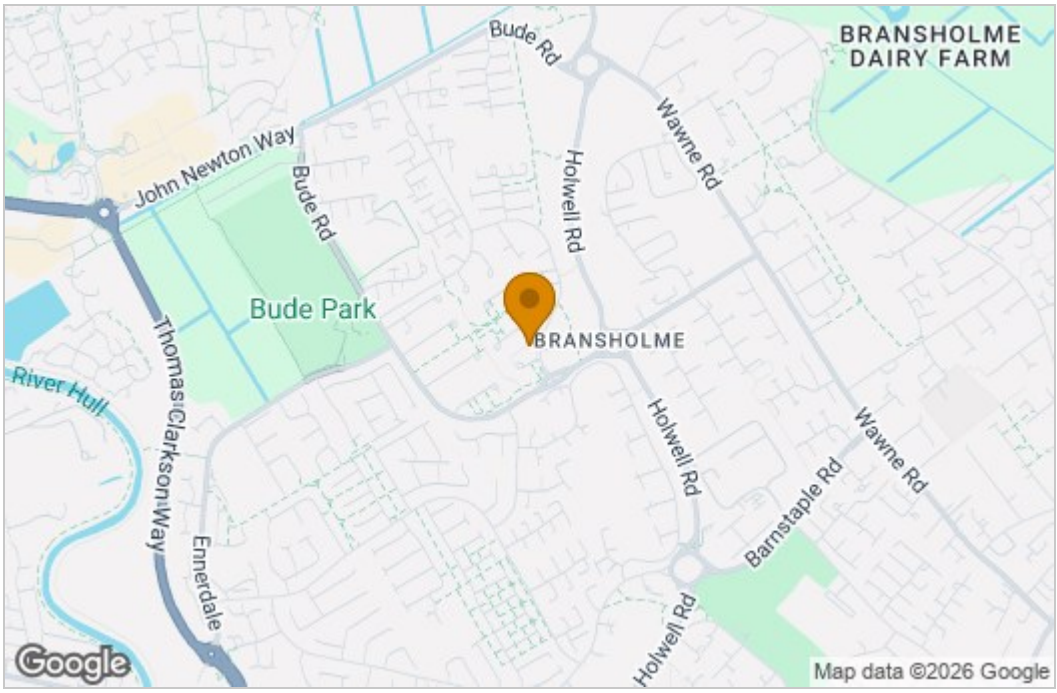
First Floor
Floor area 35.7 sq.m. (384 sq.ft.)

Second Floor
Floor area 35.7 sq.m. (384 sq.ft.)

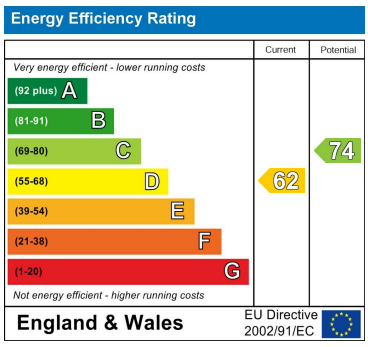
Total floor area: 118.1 sq.m. (1,271 sq.ft.)

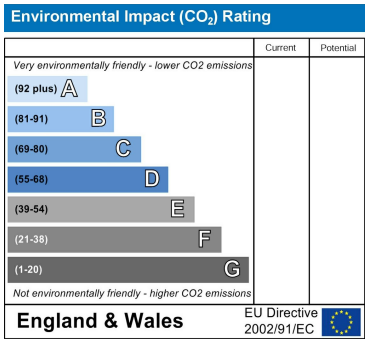
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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