



Cardigan Road, Hull, HU3 6XD

A truly superb starter home.

Internal viewing is not only highly recommended but is essential to appreciate the size and standard of the accommodation on offer.

The internal accommodation is arranged to 2 floors with a tasteful stylish finish throughout and briefly comprises of a spacious aesthetically pleasing lounge and a modern fitted breakfast kitchen with coordinating fixtures and fittings and integrated appliances.

To the 1st floor there are 2 generously proportioned bedrooms and a bathroom with a 3 piece suite and shower.

Outside to the rear the garden has been laid for ease of maintenance with a decking patio inset and a further patio area inset to the rear boundary. The garden enjoys a none overlooked position from the rear creating a degree of privacy to this lovely leisure area.

As one would expect the property further benefits from a gas central heating system and double glazing throughout.

Key Features

SUPERB STARTER HOME

INTERNAL VIEWING HIGHLY RECOMMENDED

2 SPACIOUS BEDROOMS

1ST FLOOR BATHROOM

OFF STREET PARKING

DOUBLE GLAZING THROUGHOUT

GAS CENTRAL HEATING SYSTEM

Location

This is a great opportunity to acquire a super smart starter home which is perfectly placed in a sought after residential area. This lovely property could not be better placed as there are many local amenities nearby, much needed for day to day living. There is a busy retail park with high street supermarkets just minutes away. However, Hull city centre is just a short commute from the property for a more extensive shopping experience.

Regular public transport connections create easy access to the city centre and surrounding areas. The MKM stadium and Hull Royal Infirmary are just minutes away from the property.

Other amenities include a health centre and post office. For those wishing to spend quality leisure time with friends and family there is a great choice of public houses and family restaurants.

Property Description

Ground Floor

Lounge - 14' 2" x 12' 9" (4.32m x 3.89m) Extremes to extremes.

Front door with double glazed opaque side screen window and double glazed window with aspect over the front garden area.

Modern fireplace with log and pebble effect living flame gas fire and matching hearth.

Radiator.

Understairs meter cupboard.

Coving.

Laminate flooring.

Staircase off to 1st floor.

Breakfast - 14' 0" x 5' 11" (4.28m x 1.81m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.

Coordinating roll edged laminate work surface housing a stainless steel hob, built in oven beneath and a stainless steel extractor fan over with a tiled splash back surround. A further work surface housing a 1&1/2 bowl single drainer sink unit with a mixer tap over.

Built in matching breakfast bar with tiled surround.

Wall mounted gas central heating boiler.

Space for an upright fridge freezer.

Coving.

Double glazed rear entrance door.

Plumbing for automatic washing machine.

First Floor

Landing - Loft hatch through to the roof void.



Bedroom 1 - 11' 8" x 9' 2" (3.58m x 2.81m) To extremes and to the front of the fitted wardrobes.

Double glazed window with aspect over the front garden area.

Built in storage cupboard.

Range of fitted wardrobes with shelves and hanging space.

Radiator.

Bedroom 2 - 8' 4" x 7' 1" (2.56m x 2.16m) To extremes and plus door access.

Double glazed window with aspect over the rear garden area.

Radiator.

Bathroom - 3 piece suite comprising of a panelled bath with flexi shower over, pedestal wash hand basin and low flush WC.

Contrasting tiled surround.

Chrome effect upright towel rail/radiator.

Chrome fittings to the sanitary ware.

Double glazed opaque window.



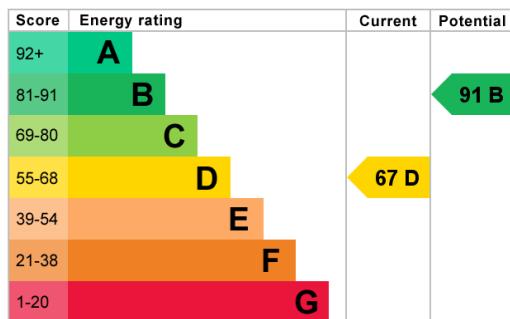
Exterior

Outside - The front garden area has been laid with fine stone pebbled chippings for ease of maintenance and further to create an off road parking space or hardstanding area. All enclosed with a low level timber perimeter fence.

To the rear is a raised decking/seating area. The garden has also been laid with fine stone pebbled chippings for ease of maintenance. The garden is enclosed with a high level timber perimeter fence and matching access gate.

External lighting.

Council tax band: A



MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.