

# Whitakers

Estate Agents



**124 Cardigan Road, Hull, HU3 6XE**

**£110,000**

This well presented terraced property is offered to the market as move into condition, boasting recent refurbishment with new floor coverings and newly fitted boiler (Dec 25) with a ten year warranty. Making this an ideal as a first step onto the ladder or would also make an ideal Buy to Let investment for those looking to increase their portfolio.

The main features include - entrance, lounge / diner and a full width kitchen. The first floor boasts two good bedrooms (bed two with storage) together with the family bathroom suite.

Externally to the front is a low maintenance garden designed for off street parking, the rear garden is enclosed to the boundary and again low maintenance by design.

## The Property Comprises

### Ground Floor

#### Entrance

Upvc double glazed door

Porch 6'05 x 5'02 (1.96m x 1.57m)

Central heating radiator and laminate flooring

Lounge / Diner 14'01 x 12'09 (4.29m x 3.89m)

With stained floorboards, understairs store cupboard, Upvc double glazed window, focal point with tiled hearth and central heating radiator.

Kitchen 14'02 x 5'11 (4.32m x 1.80m)

With a range of floor and eye level units and complimentary work surfaces above, and splash back tiling. Sink with mixer tap, Upvc double glazed window and door. Oven, Hob and Hood above.

### First Floor

#### Landing

Central heating radiator

Bedroom One 14'01 x 11'06 (4.29m x 3.51m)

With laminate flooring, central heating radiator and two Upvc double glazed windows.

Bedroom Two 7'03 x 7'09 (2.21m x 2.36m)

With built in storage cupboard, Upvc double glazed window and central heating radiator.

Bathroom 6'0 x 4'06 (1.83m x 1.37m)

With a panelled bath, pedestal sink and a low flush toilet. Part tiled to the walls and Upvc double glazed window.

#### External

Low maintenance front garden designed for off street parking. The rear garden is enclosed and again low maintenance by design.

#### Tenure

The property is freehold.

#### Council Tax

Council Tax Band- A

#### EPC

EPC Rating- D

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 14 Mbps Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

## 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.

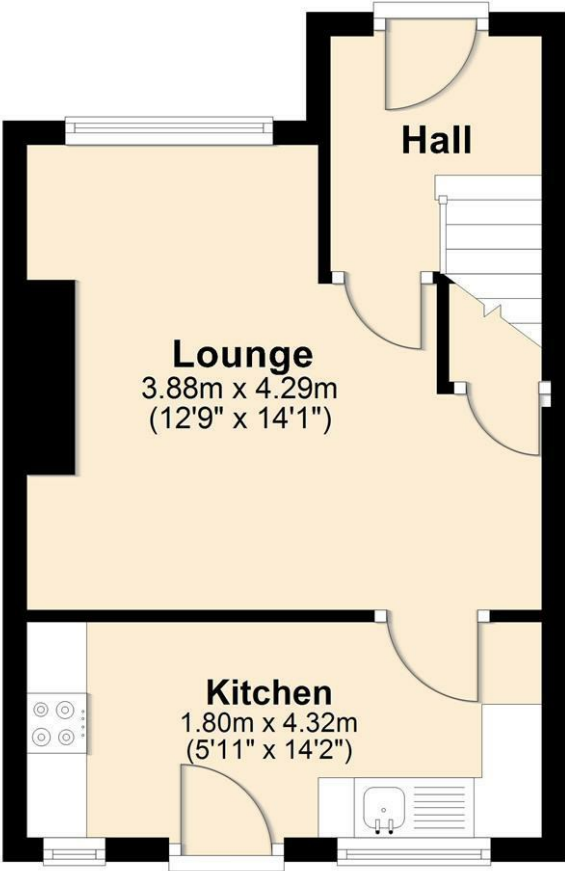
## Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for 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.

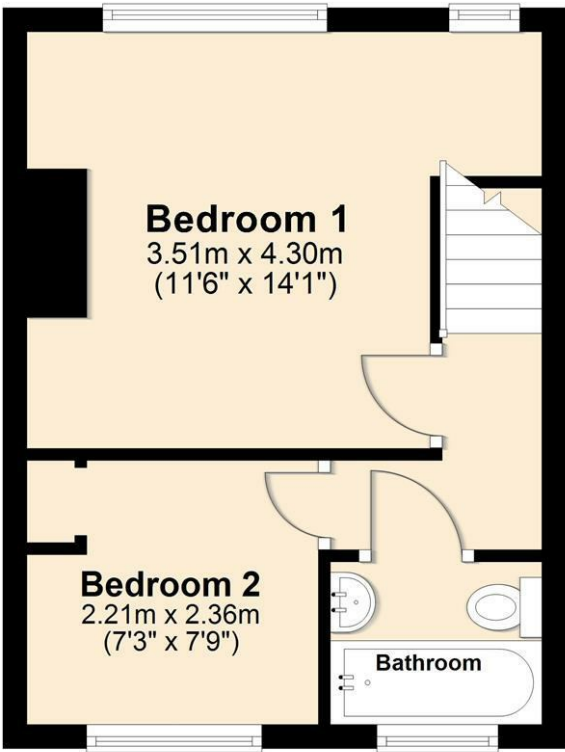


Floor Plan

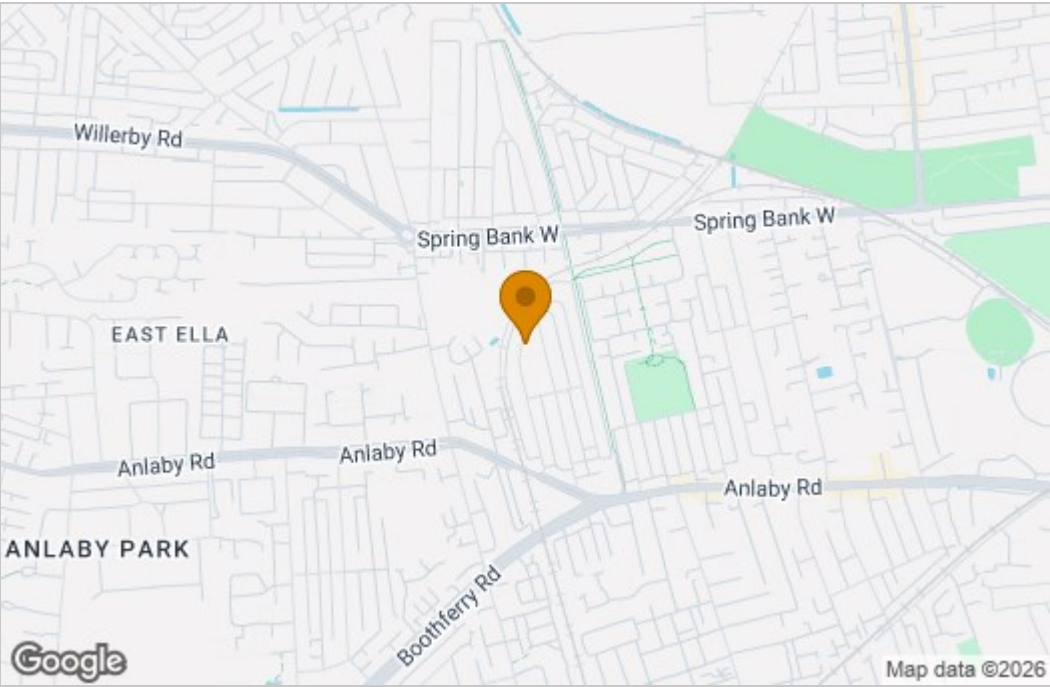
Ground Floor



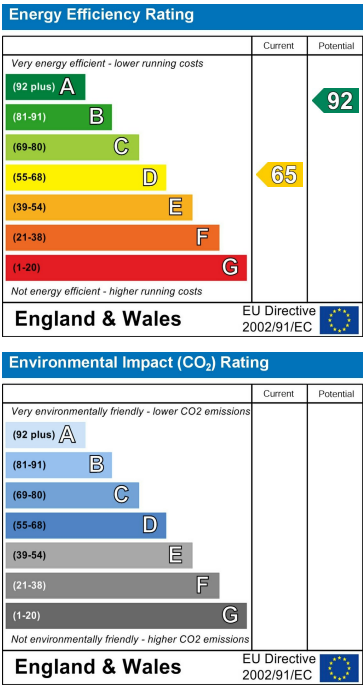
First Floor



Area Map



Energy Efficiency Graph



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