

# Whitakers

Estate Agents



79 Cardigan Road

, Hull, HU3 6XD

£125,000



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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 )

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

UPVC 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

Tel: 01482 657657

## 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

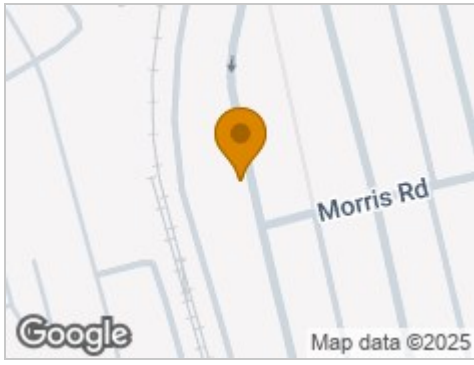
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Whitakers Estate Agent Declaration

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.



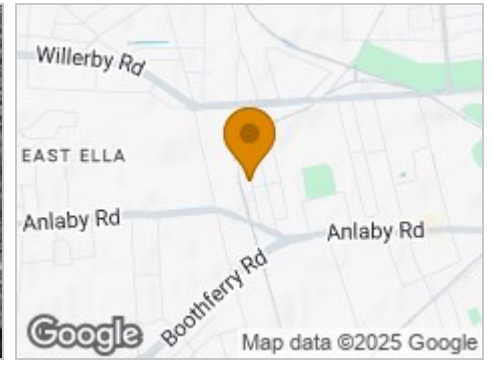
## Road Map



## Hybrid Map



## Terrain Map



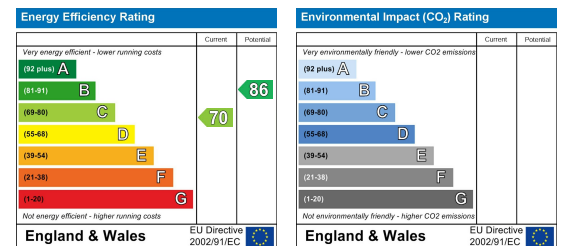
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

## 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.