

# Whitakers

Estate Agents



**3 Cardinal Walk, Hessle, HU13 9QG**

**£240,000**

This immaculate three bed semi detached property has been the subject of vast improvement by the current owners to now provide a fantastic modern family home ready to move straight into and enjoy from day one in this ever sought after location.

The property briefly comprises - entrance, lounge, full width modern fitted kitchen / diner with some appliances, utility and useful ground floor W.C.  
The first floor boasts two good bedrooms (master En suite and dressing room) together with the modern well appointed family bathroom suite.  
The 2nd floor boasts a 15' bedroom with two roof windows that let the natural light flood the room.

Externally to the front of the property is a block paved driveway to accommodate multiple cars for off street parking. The rear garden is enclosed to the boundary and low maintenance by design with a wooden pergola seating area and paved patio BBQ area to enjoy Al Fresco dining in the warmer months.

This property would make an ideal family home, situated in a sought after location, immaculate throughout and ready to enjoy.

Early viewings are advised.

## The Accommodation Comprises

### Ground Floor

#### Entrance

With Oak flooring and central heating radiator.

#### Lounge 14'0 x 10'0 (4.27m x 3.05m)



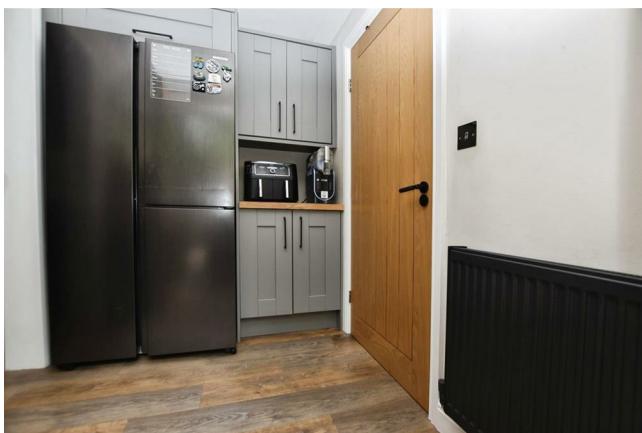
With Oak flooring and central heating radiator and under stairs storage cupboard. Upvc double glazed window to the front aspect.

#### Kitchen / Diner 14'0 x 11'0 (4.27m x 3.35m)



With a contemporary range of floor and eye level units and complimentary wooden work surfaces above. Sink with mixer tap, Oven, Hob and Hood above. Built in Microwave and a Upvc double glazed window.

#### Utility Area 8'0 x 3'1 (2.44m x 0.94m)



Plumbed for an automatic Washing machine. Karndean flooring and Upvc double glazed rear door to the garden.

### W.C 7'1 x 3'0 (2.16m x 0.91m)



With a low flush toilet and a pedestal sink. Upvc double glazed with tiled flooring and half tiled walls.

### First Floor

#### Landing

With fixed staircase leading to the second floor. Central heating radiator and Upvc double glazed window. Built in storage cupboard.

#### Bedroom One 14'1 x 11'0 (4.29m x 3.35m)



With wooden flooring, Upvc double glazed window and central heating radiator

#### Dressing Area 8'0 x 3'1 (2.44m x 0.94m)



Wooden flooring and fitted storage rails.

En suite 8'0 x 5'0 (2.44m x 1.52m)



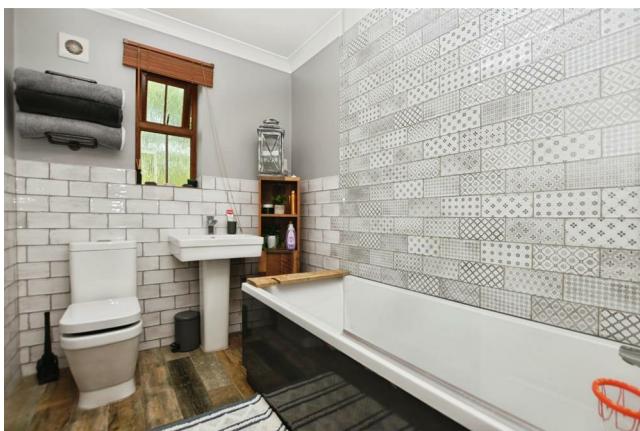
With a walk in shower enclosure and with mixer shower above. Low flush toilet and a pedestal sink. Tiled flooring.

Bedroom Three 8'0 x 8'0 (2.44m x 2.44m)



With Upvc double glazed window and central heating radiator.

Bathroom 7'11 x 6'0 (2.41m x 1.83m)



With a panelled bath with a built in TV. Low flush toilet, pedestal sink and half tiled walls.

Second Floor

Bedroom Two 15'1 x 14'0 max (4.60m x 4.27m max)



Two roof windows, Oak wood flooring and central heating radiator.

External



There is a bridge leading to the low maintenance garden which is low maintenance to accommodate off street parking for two cars and privet hedging to the front aspect. The rear garden is again low maintenance by design with a fantastic bar area and wooden pergola ideal for entertaining and BBQ area for Al fresco dining in the warmer months.

EPC

EPC rating - C

Tenure

The property is held under Freehold tenureship.

Council Tax

Council Tax band - C

Local Authority - East Riding Of Yorkshire

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.

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Basic 15 Mbps Ultrafast 1000 Mbps

Coastal Erosion -N/A

Coalfield or Mining Area - N/A

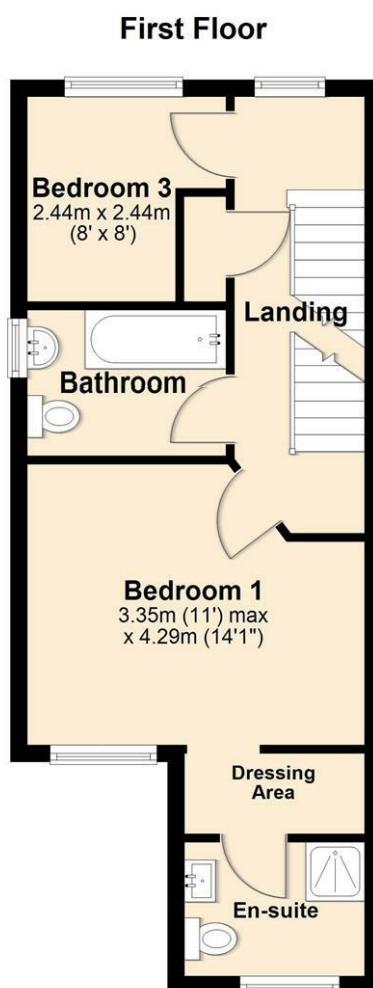
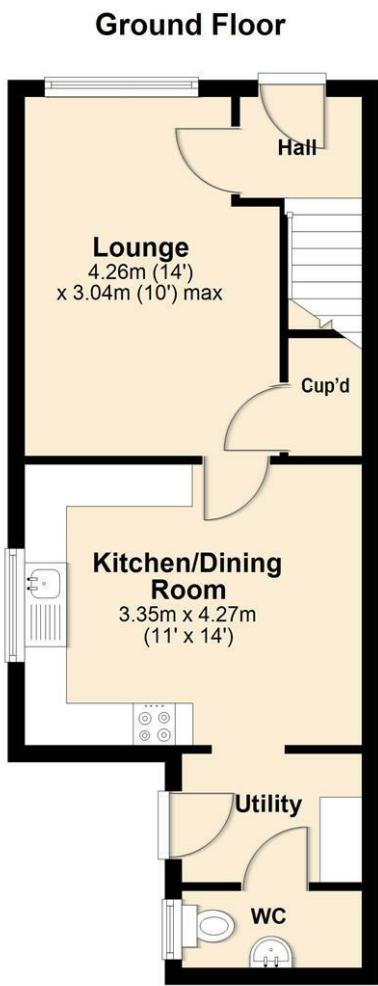
#### Whitakers Estate Agent Declaration

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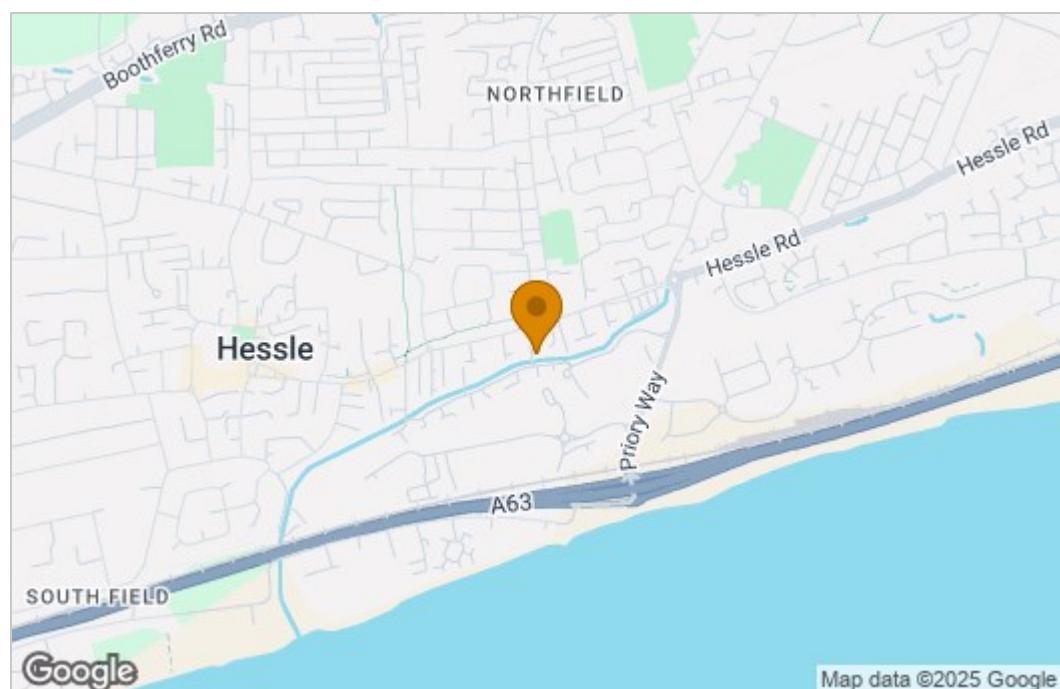
#### Front External



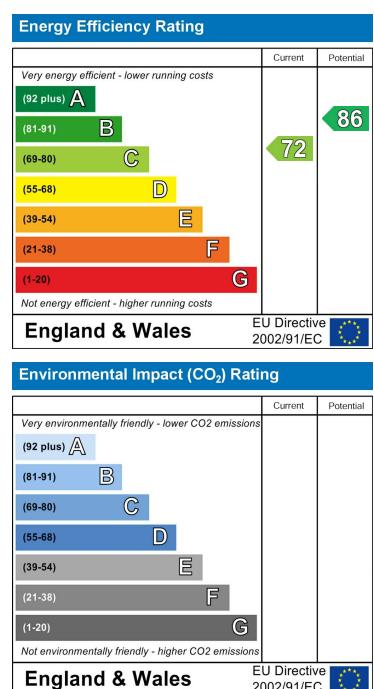
## Floor Plan



## 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.