Whitakers
Estate Agents

32 Cadeleigh Close, Bransholme, HU7 4DA

£119,000

SITUATED WITHIN A CUL DE SAC POSITION AND ENJOYING A GENEROUS CORNER PLOT, THIS END TERRACE PROPERTY IS AN IDEAL OPPORTUNITY FOR THE GROWING FAMILY UNIT OR THE FIRST TIME BUYER.
THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, GROUND FLOOR CLOAK ROOM, CONTEMPORARY STYLE FITTED KITCHEN WITH APPLIANCES, SPACIOUS LOUNGE, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND MODERN FITTED BATHRROM. HAVING GAS CENTRAL HEATING TO RADIATORS WITH RECENTLY REPLACED BOILER AND DOUBLE GLAZING, THE PROPERTY IS SITUATED CONVENIENTLY FOR LOCAL SHOPS AND SCHOOLS AND IS HANDILY PLACED FOR ALL OF THE FABULOUS SHOPPING AND LEISURE AMENITIES AT KINGSWOOD.
INTERNAL INSPECTION WILL NOT DISAPPOINT.

Entrance Hall
Giving access to :

Ground Floor Cloakroom

A low level wc unit , half tiled walls and a tiled floor.

Fitted Kitchen 15'0" x 14'7" (4.58 x 4.47)

A lovely range of contemporary fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mono bloc tap. Windows to the front and rear aspects allowing plenty of natural light, staircase off, partially tiled walls, a radiator and integrated appliances include an electric oven and grill, a five ring gas hob, microwave oven, stainless steel over head extractor canopy and a fridge/freezer. Patio Doors give access to the rear garden.

Lounge 15'0" x 14'8" (4.58 x 4.48)

Attractive laminate flooring, a radiator and Patio Doors hive access to the rear garden.

Bedroom One 15'0" x 9'0" (4.58 x 2.75)

Window to the rear aspect, fitted wardrobes, over head cupboards and drawers. Laminate flooring and a radiator.

Bedroom Two 8'2" x 11'10" (2.51 x 3.63)

Window to the rear aspect, fitted wardrobes, over head cupboards and drawers and a radiator.

Bedroom Three 12'0" x 5'4" (3.66 x 1.64)

Window to the rear aspect and a radiator.

Bathroom

A modern suite in white to comprise panelled shower bath, wash hand basin within a vanity unit and a low level wc. Tiled walls and floor, a

chrome heated towel rail and there is a plumbed shower unit over the bath with a shower screen to the bath side

Outside

To the front of the property is a walled and attractively paved forecourt and to the rear is an enclosed garden, laid to lawn and decorative aggregates with a generous block paved patio area. There are two storage sheds which are also of an impressive proportion.

Council Tax
Hull CIty Council - band A

Tenure
This property is 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.

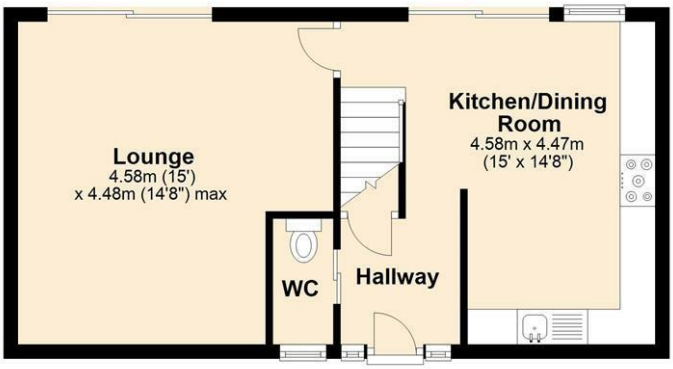
Free Market Appraisals/Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.

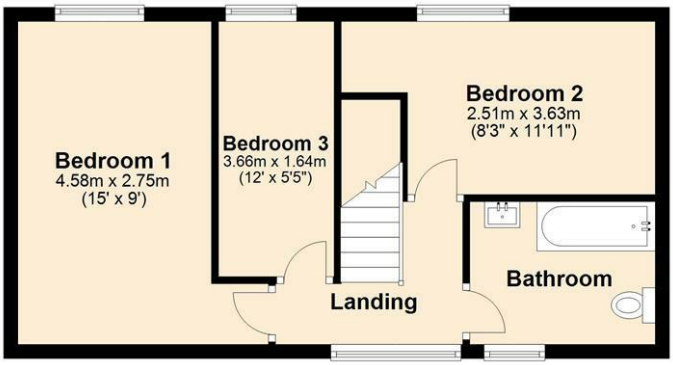
Material Information:
Construction - Non standard construction
Conservation Area -No
Flood Risk -Low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - Ultrafast 1000 Mbps
Coastal Erosion -No
Coalfield or Mining Area -No
Planning -No

Floor Plan

Ground Floor

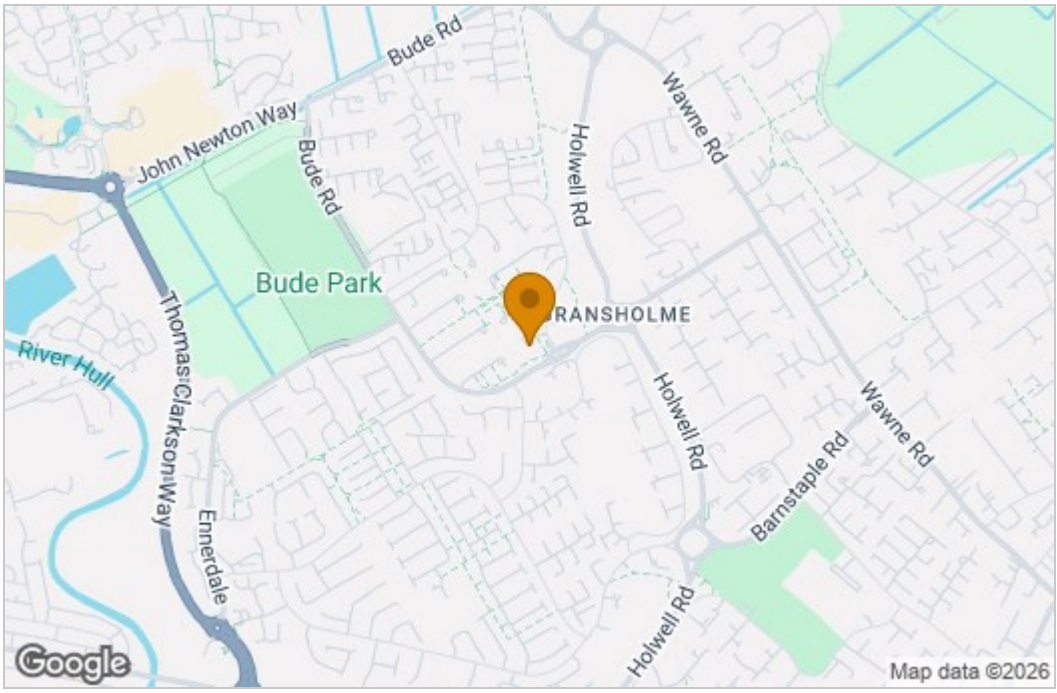


First Floor

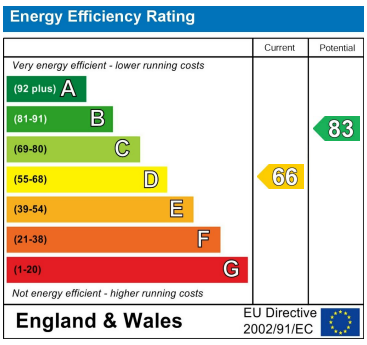


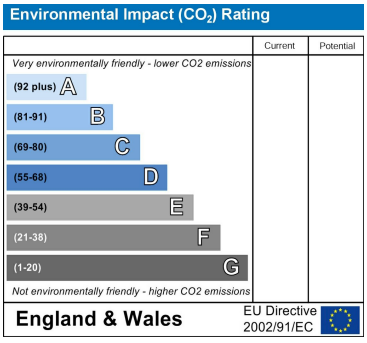
Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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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