

# Whitakers

Estate Agents



## 10 Camberwell Way, Hull, HU8 0RT

**Offers In The Region Of £180,000**

Whitakers are delighted to bring this outstanding, modern 2 bedroom semi detached home to the market!

Having been much improved and extended by the current owners, the property is immaculately presented throughout and would be ideal for first time buyers and down sizers alike!

Ideally situated on peaceful cul-de-sac, well positioned for local shops, schools and amenities as well as excellent transport links around the City, the property briefly comprises; entrance hallway, downstairs wc, lounge, dining kitchen and solid roofed conservatory/orangery to the ground floor whilst to the first floor there are two double bedrooms and a family bathroom.

Occupying a spacious plot, the property also benefits from front and rear gardens together with driveway parking and car port. Having the additional benefit of gas central heating and uPVC glazing, internal inspection is necessary to fully appreciate the standard of accommodation available!

## The Accommodation Comprises

### Entrance Hallway



Composite door into entrance hallway with laminate flooring, central heating radiator, stairs to first floor and door into....

### Downstairs Cloakroom



Low flush wc and hand wash basin in vanity unit, vinyl flooring, central heating radiator and uPVC window to front aspect.

### Lounge



Door from entrance hall into lounge with uPVC windows to front and side aspect, laminate flooring, central heating radiator and under stair cupboard.

### Dining Kitchen



Fitted with a range of contemporary white wall and base units with contrasting work surfaces and tiled splash backs. Gas range cooker with

extractor over and composite sink/drainers with mixer taps. Integrated dishwasher, plumbing for automatic washing machine, ample space for family dining table, central heating radiator, uPVC window and laminate flooring extending into....

### Conservatory/Orangery



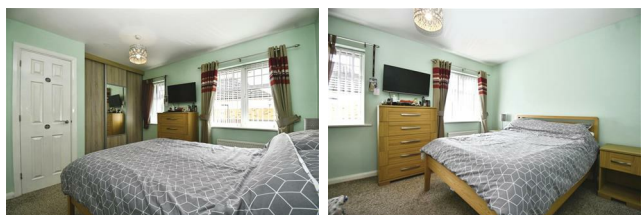
Stunning conservatory with solid roof, central heating radiator and uPVC French Doors into rear garden.

### First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring and central heating radiator.

### Bedroom One



Double bedroom with two uPVC windows to front aspect, carpeted flooring, central heating radiator, fitted sliding wardrobes and built in cupboard.

### Bedroom Two



Double bedroom with uPVC window to rear

aspect, carpeted flooring and central heating radiator.

#### Bathroom



Double shower cubicle with wall mounted dual head electric shower, vanity sink unit and concealed cistern low flush wc. Heated chrome towel rail, vinyl flooring, wall tiling to water sensitive areas, extractor fan and uPVC window to side aspect.

#### Outside



To the front of the property is a low maintenance garden laid mainly to aggregate with wrought iron fencing to perimeters and side gate access to rear whilst to the side is a private driveway with carport. The spacious rear garden features paved and gravelled seating area together with lawn and borders featuring an array of mature plants and shrubs, decked rear seating area and handy storage sheds.

#### Tenure

The property is Freehold

#### Council Tax

Council Tax band B

#### EPC

EPC rating Awaited

#### 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.

#### Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 11 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

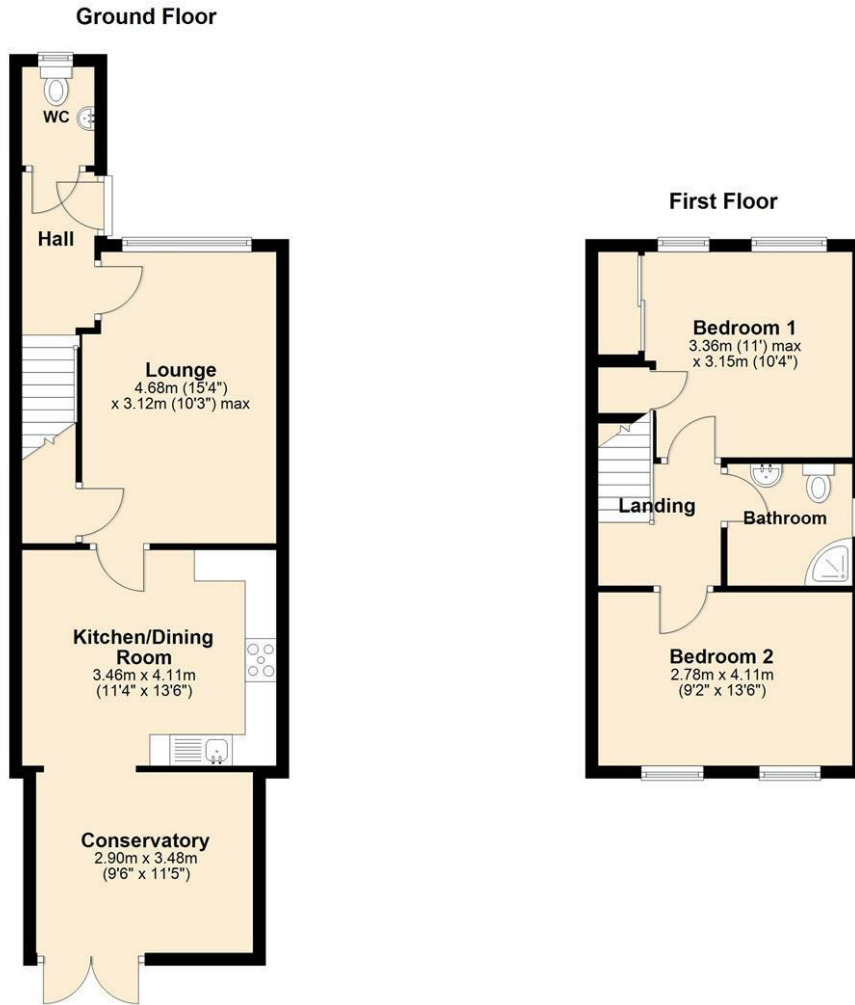
Coalfield or Mining Area - No

Planning - No

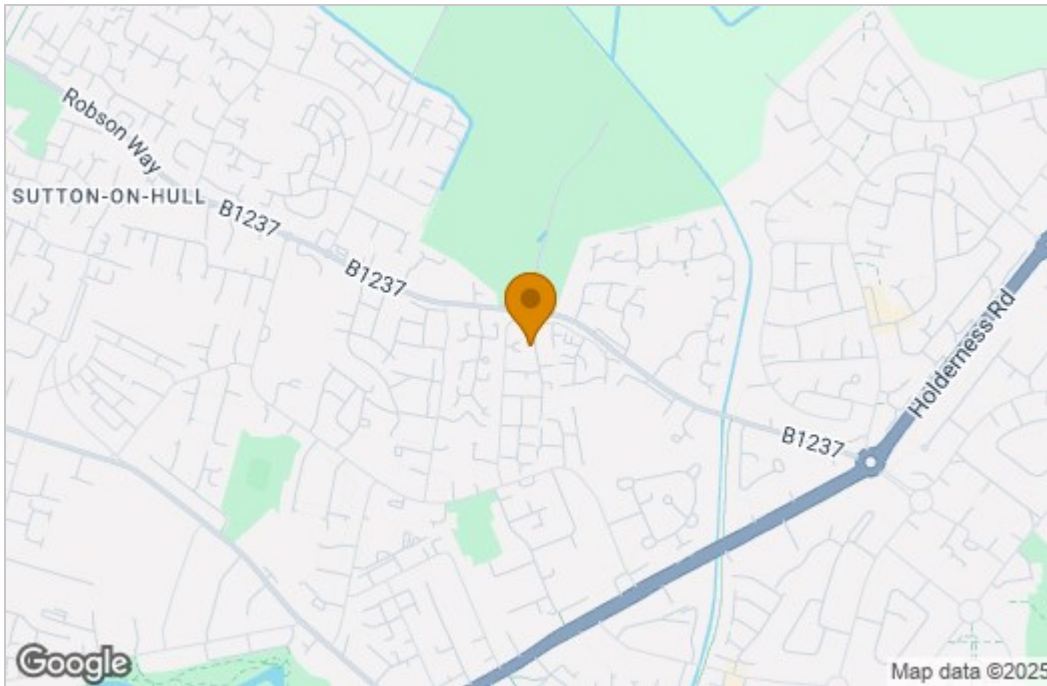
#### Whitakers Estate Agent Declaration:

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.

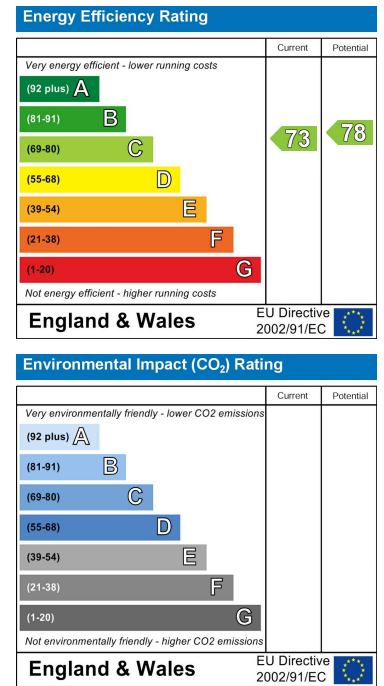
# Floor Plan



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.