Whitakers
Estate Agents









8 Cavendish Road, Hull, HU8 0JU

Offers Around £245,000

SITUATED IN THIS MUCH SOUGHT AFTER AREA TO THE EAST OF THE CITY, WITH ENVIABLE EDUCATIONAL CHOICES AVAILABLE, THIS TRADITIONAL STYLE SEMI DETACHED HOUSE HAS BEEN EXTENDED TO OFFER A FABULOUS OPPORTUNITY FOR THE GROWING FAMILY UNIT.

THE ACCOMMODATAION BRIEFLY COMPRISES STORM PORCH, RECEPTION HALL, DINING ROOM FLOWING INTO A DAY ROOM, FITTED KITCHEN, CONSERVATORY, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM. HAVING GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY STANDS WITHIN A GENEROUS PLOT WHICH ENJOYS AN OPEN ASPECT TO THE REAR OVERLOOKING THE PRIMARY SCHOOL AND HAS A GATED DRIVEWAY TO A BRICK BUILT GARAGE. WITH SOME LOVELY PERIOD FEATURES, APPOINTMENTS TO VIEW INTERNALLY ARE WELCOME.

Storm Porch
Giving access to:

Reception Hall




With staircase off and a radiator.

Lounge 11'11" x 12'5" (3.65 x 3.80)




A round bay window to the front aspect, feature fire surround, deep coving to the ceiling surround, ceiling rose , picture rail and a radiator.

Dining Room/ Day Room 110'5" x 11'1" and 7'3" x 11'1" (33.68 x 3.38 and 2.23 x 3.38)




A lovely spacious room with an Adam style fire surround having a marble effect back and hearth, picture rail and two radiators. Patio Doors give access to a :

Conservatory 14'7" x 11'1" (4.45 x 3.40)




A tiled floor and access to the rear garden via French Doors.

Fitted Kitchen 16'4" x 8'6" (5.00 x 2.60)





A range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Two windows to the side aspect, partially tiled walls, spotlights to the ceiling, four ring gas hobe and there are two over head extractor canopies.

First Floor Landing 8'5" x 8'1" (2.58 x 2.48)




Window to the side aspect, a radiator and access to;

Bedroom One 12'0" x 11'4" (3.67 x 3.46)




A round bay window to the front aspect, picture rail, fitted wardrobes with sliding doors and a radiator.

Bedroom Two 12'0" x 10'2" (3.67 x 3.10)




Window to the rear aspect, built in storage cupboards and a radiator.

Bedroom Three 8'5" x 7'6" (2.57 x 2.31)



Window to the front aspect, picture rail and a radiator.

Bathroom 7'11" x 6'6" (2.43 x 2.00)




An electric shower unit within a double independent enclosure and a low level wc and wash hand basin within a vanity unit. Tiled walls, windows to two aspects and a radiator.

Gardens





To the front of the property is a small garden which currently lends itself to off street car parking amenities and to the rear of the property is a generous garden laid mainly to lawn with a paved patio area, an ornamental pond, two garden storage sheds and a greenhouse. Enjoys open aspect to the rear over the primary school grounds.

Garage
A gated side driveway gives access to a brick built garage which has electricity supplied and a side personnel door.

Tenure
This property is Freehold

Council Tax
Hull City Council - Band C

EPC
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 under a tiled roof
Conservation Area -No
Flood Risk -Very low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband -Basic 10 Mpbs Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer

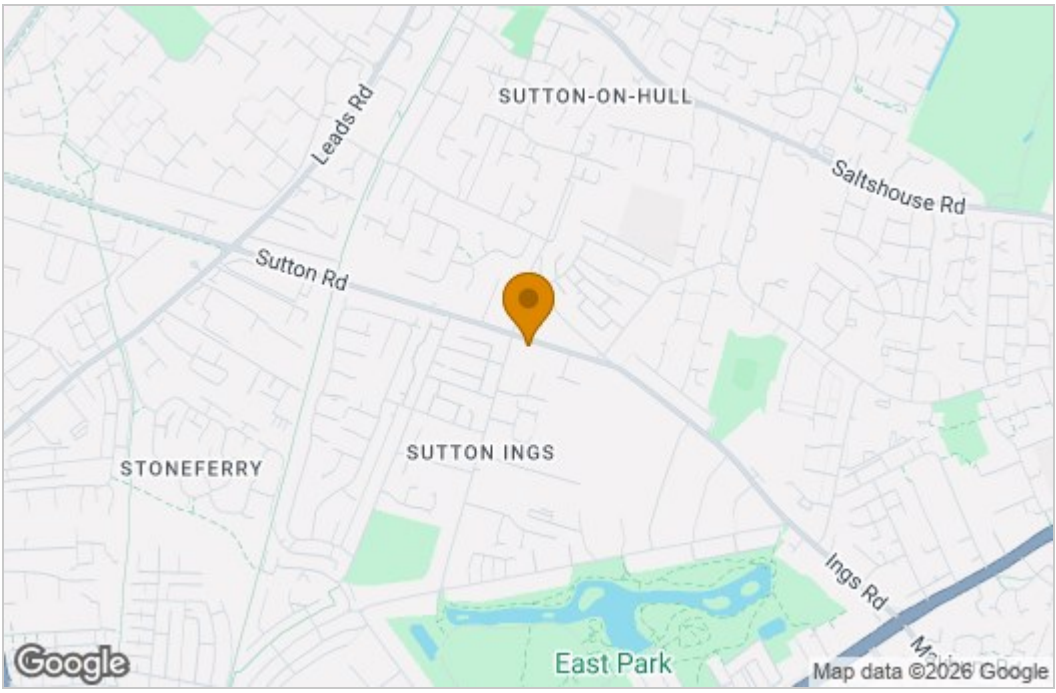
or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

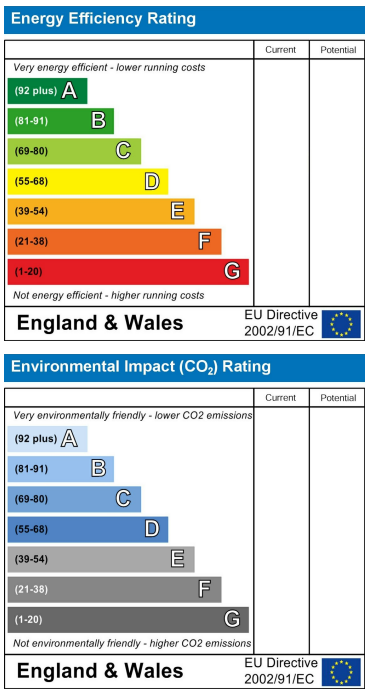
Floor Plan



Area Map



Energy Efficiency Graph



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