

Whitakers

Estate Agents



8 Caledonia Park, Hull, HU9 1TE

Asking Price £430,000

ENJOYING MAGNIFICENT UNINTERRUPTED VIEWS OVER THE RIVER HUMBER WITHIN AN ENVIABLE RIVERSIDE PLOT, THIS FOUR BEDROOM DETACHED HOUSE REPRESENTS A RARELY AVAILABLE OPPORTUNITY NOT TO BE MISSED. REQUIRING A LITTLE UPDATING, THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, CLOAK ROOM, GROUND FLOOR SHOWER ROOM, OPEN PLAN LOUNGE AND DINING ROOM, FITTED KITCHEN, BREAKFAST ROOM, UTILITY AREA, FOUR FIRST FLOOR BEDROOMS WITH THE MASTER HAVING EN SUITE FACILITIES AND A FAMILY BATHROOM. BOASTING A DOUBLE BRICK BUILT GARAGE, FURTHER OFF STREET CAR PARKING AMENITIES AND A GARDEN OF GOOD PROPORTION WITH BALCONIES TO BEDROOMS ONE AND TWO PROVIDING THOSE WONDERFUL VIEWS, FURTHER ENQUIRES IN ORDER TO INSPECT ARE WELCOME.

Entrance Hall

Well proportioned entrance hall, carpeted with an open staircase. Leads to:

Cloak Room



Conveniently placed downstairs cloak room with a low level WC and a wall mounted hand basin.

Ground Floor Wet Room 7'11" x 6'3" (2.42 x 1.91)



Ground floor wet room, with a plumbed shower unit tiled walls, chrome heated towel rail and non slip vinyl flooring.

Open Plan Lounge/Dining Room 17'2" x 11'7" 11'7" x 10'0" (5.25 x 3.54 3.54 x 3.05)



Generously sized open plan living/dining area with French doors onto the rear garden and exceptional views of the Humber. UPVC window to the rear and carpeted throughout with a radiator.

Breakfast Room



Separate breakfast room, which could be utilised as an extra family living space, or dining area. French doors to the rear aspect looking out over the gardens.

Fitted Kitchen 20'1" x 12'2" (6.13 x 3.71)



Well proportioned fitted kitchen with a wide range of wall and floor units. Stainless steel sink and integrated double oven. Lino flooring throughout and leads to utility area, with a UPVC window to the front.

Utility Area 7'1" x 3'11" (2.16 x 1.20)



Separate utility area, lino flooring throughout leading from the kitchen, and a UPVC window to the front.

Bedroom 1 19'9" x 13'10" (6.02 x 4.24)



Well proportioned master bedroom with a window to the rear aspect and patio doors giving access to a balcony having stunning views over the River Humber. Fitted wardrobes, drawers and a radiator.

En Suite 6'9" x 5'10" (2.08 x 1.78)



Compromises of a three piece suite; pedestal sink, low level WC. and a bath. Carpeted, and a UPVC window to the front aspect.

Bedroom 2 13'8" x 9'9" (4.17 x 2.98)



With patio doors to the rear aspect, again giving access to a balcony having those splendid view across the River Humber. Fitted wardrobes and a radiator.

Bedroom 3 10'10" x 7'3" (3.31 x 2.23)



Window to the front aspect and a radiator.

Bedroom 4 10'0" x 6'1" (3.05 x 1.87)



Window to the front aspect and a radiator.

Family Bathroom 10'11" x 5'11" (3.33 x 1.81)



A suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc unit. There is a plumbed shower unit within an independent enclosure, half tiled walls, a radiator and a built in storage cupboard

Garages



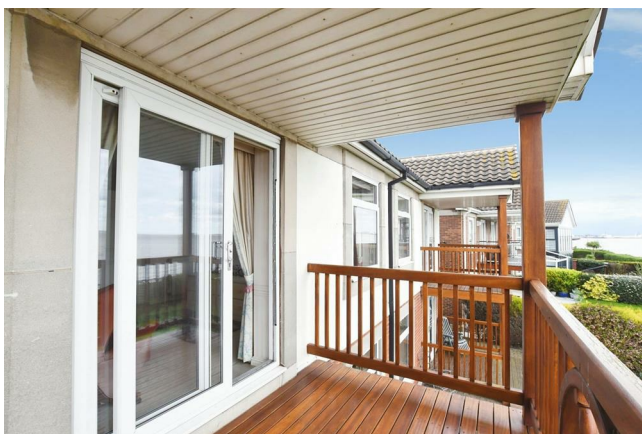
There is a brick built double garage to the front of the property which has two automatic vehicular doors and is accessible via a private driveway which also provides further off street car parking amenities.

Gardens/Views



Superb views to the rear of the property providing a spectacular sight across the River Humber from the garden and both balconies to the first floor. The rear garden of good proportion is laid mainly to lawn with a paved patio area

Balcony



Council Tax
Council Tax band F

EPC
EPC Rating

Tenure
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.

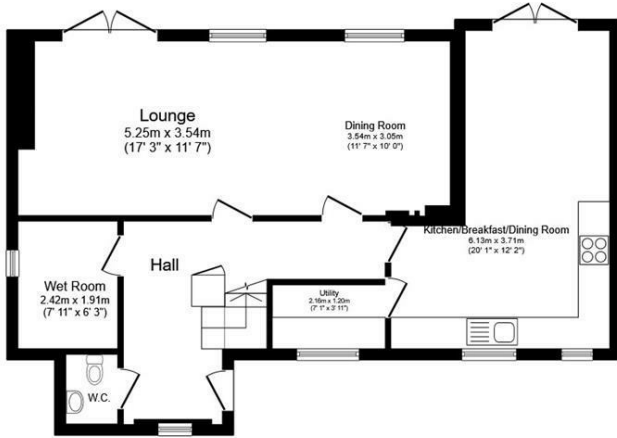
Material Information:

Construction - Brick under tile roof
Conservation Area - no
Flood Risk -
Mobile Coverage/Signal - EE/Vodafone/O2/Three
Broadband -
Coastal Erosion -
Coalfield or Mining Area - no
Planning - no

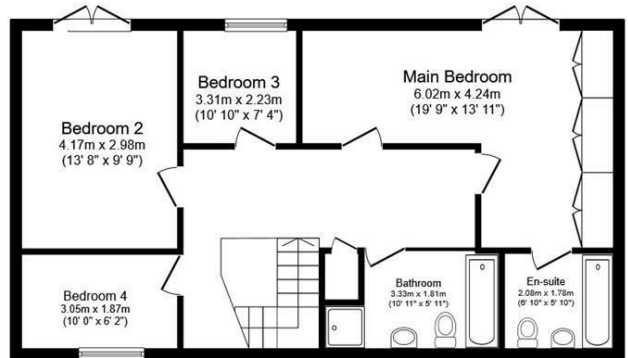
Whitakers Estate Agent Declaration:

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



Ground Floor
Floor area 72.1 sq.m. (776 sq.ft.)

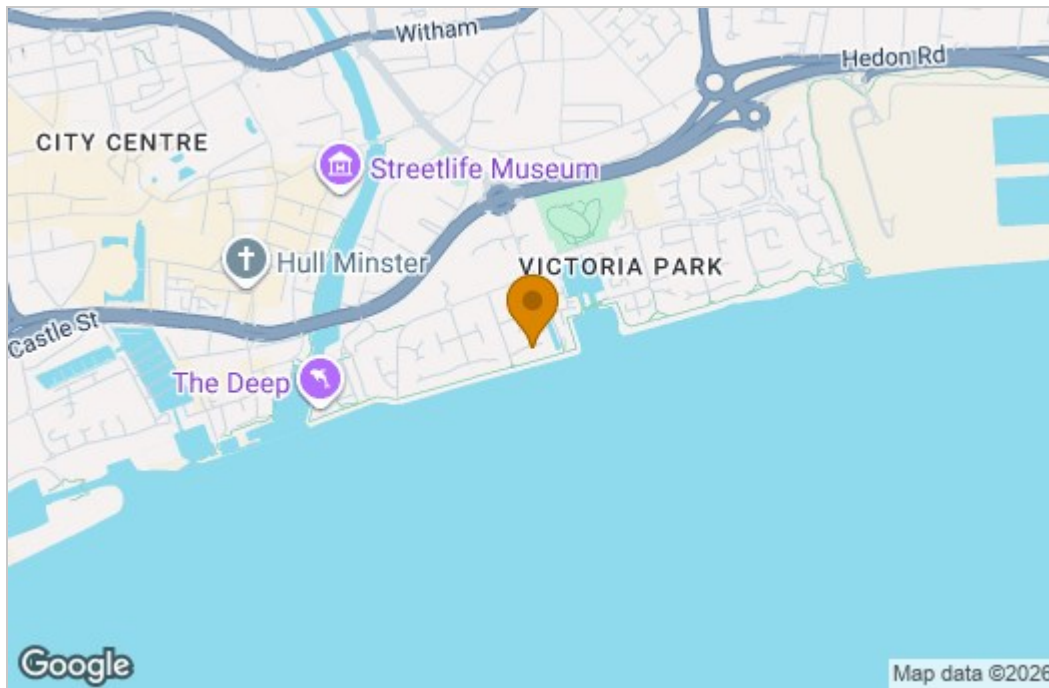


First Floor
Floor area 68.6 sq.m. (739 sq.ft.)

Total floor area: 140.7 sq.m. (1,515 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.