



**23 Cladshaw, Hull, HU6 9DB**

**Offers In The Region Of £120,000**

A FABULOUS OPPORTUNITY FOR THE FAMILY LOOKING FOR THAT LITTLE BIT OF EXTRA ROOM, THIS EXTENDED MODERN STYLE MID TERRACE HOUSE DESERVES INTERNAL INSPECTION.

THE ACCOMMODATION BRIEFLY COMPRISES RECEPTION HALL, LOUNGE, FITTED KITCHEN, DAY ROOM, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION WITH A VERY ATTRACTIVE FAMILY BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. SET WITHIN PLEASANT GARDENS AND WITH AN OPEN ASPECT TO THE FRONT ELEVATION, THE PROPERTY IS HANDILY PLACED FOR LOCAL SHOPS AND SCHOOLS AND OFFERS GOOD TRANSPORT LINKS.  
FURTHER ENQUIRIES IN ORDER TO VIEW ARE ENCOURAGED.

## Reception Hall



Having a tiled floor and giving access to:

## Lounge



A bow window to the front aspect with views over a small playing green and there is a radiator.

## Fitted Kitchen



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit and mixer tap.. Laminate flooring, partially tiled walls, a radiator and there is a useful under stairs storage cupboard. Opens to;

## Day Room



Window to the rear aspect, a radiator and French Doors give access to the rear garden.

## Downstairs Wet Room



Downstairs wet room comprising of a low level WC, hand basin, and overhead shower with handrails. lino flooring throughout & a radiator

## Bedroom One



Window to the rear aspect and a radiator.

## Bedroom Two



Window to the front aspect and a radiator

### Bedroom Three



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

### Bathroom



An attractive suite to comprise a free standing roll top bath with clawed feet, wash hand basin with a pedestal and a low level wc unit. Tiled floor and partially tiled walls, spotlights to the ceiling and a chrome heated towel rail.

### Gardens



To the front of the property is a garden laid to decorative aggregates and to the rear a garden laid to artificial lawn and block paving. There is also a garden storage shed.

### 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.

### Material Information:

Construction - Non standard construction

Conservation Area - No

Flood Risk -Very low

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

Broadband - Basic 10 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

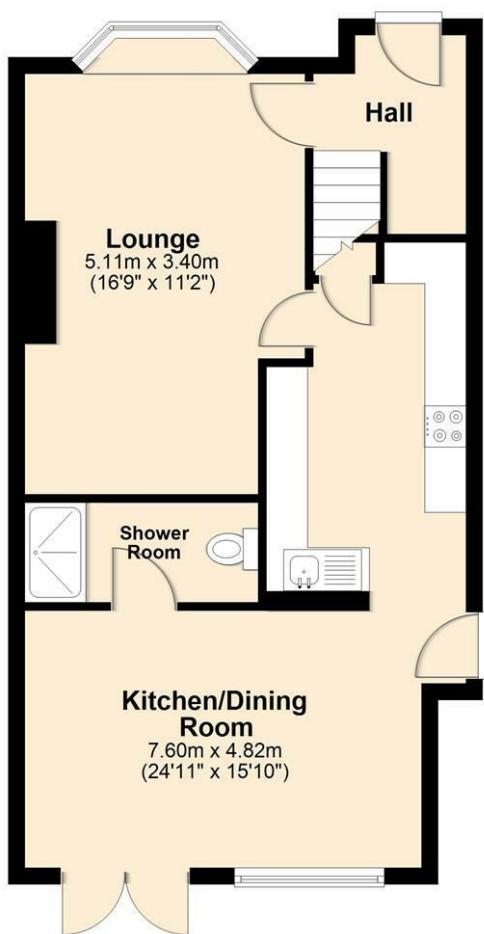
Planning -No

### 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

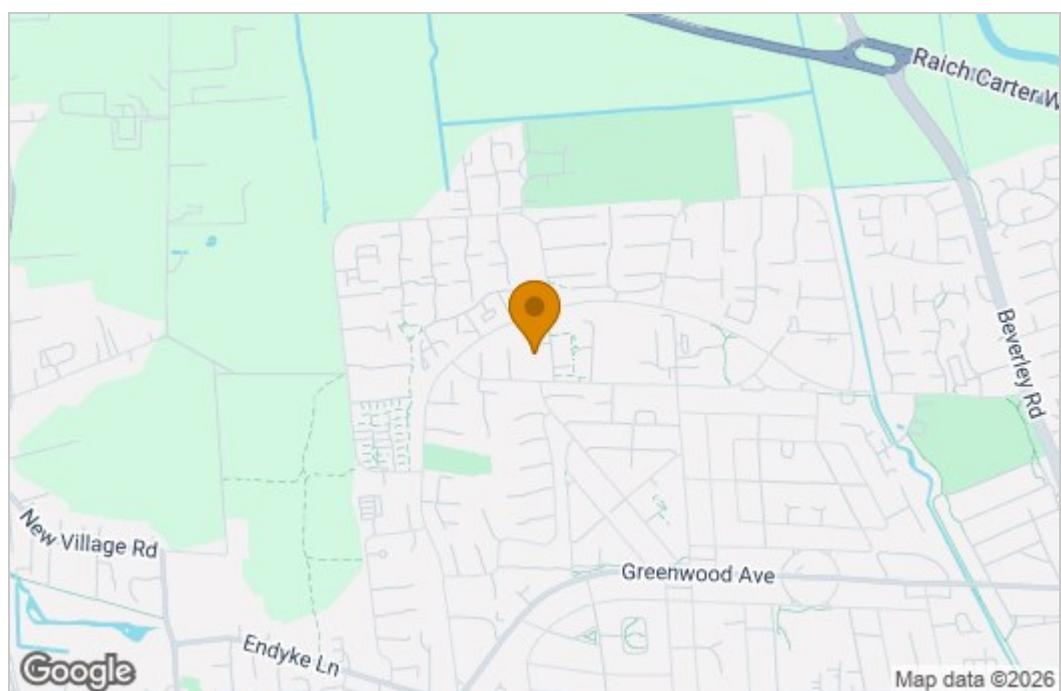
### Ground Floor



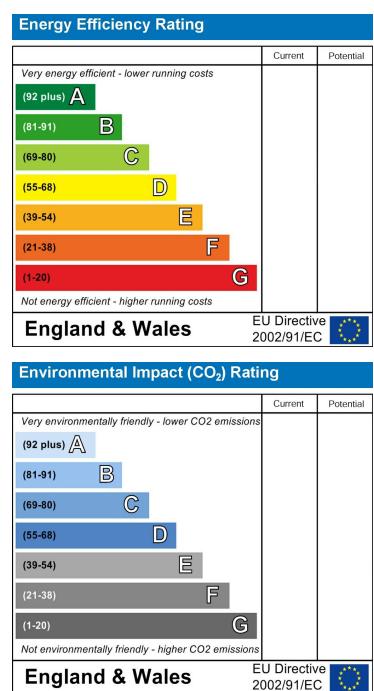
### First Floor



## 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.