

# Whitakers

Estate Agents



## 22 Catford Close, Hull, HU8 0PZ

**Offers Over £125,000**

This outstanding 3 bedroom terraced home is available to purchase with NO ONWARD CHAIN!

Much improved by the current owner and presented in true "move-in" condition, the property is ideally located for highly regarded Primary and Secondary schools as well as local shops and amenities!

Situated on a peaceful cul-de-sac, the property briefly comprises; entrance hallway, through lounge/dining room and a recently installed fitted kitchen to the ground floor whilst to the first floor there are 3 well proportioned bedrooms and modern family bathroom.

Also benefitting from a generously sized rear garden, gas central heating and uPVC double glazing throughout, early viewing is strongly recommended!



## The Accommodation Comprises

### Entrance Hallway



Composite entrance door into hallway with laminate flooring and central heating radiator.

### Lounge/Dining Room 21' x 11'1 (6.40m x 3.38m)



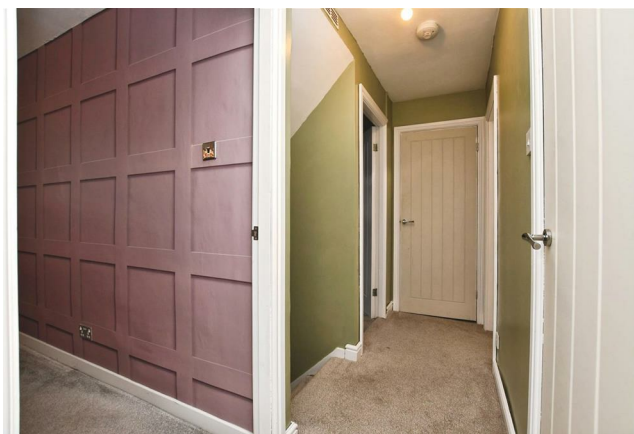
With laminate flooring throughout, uPVC windows to front and rear aspect, space for family dining table and two central heating radiators

### Kitchen 13'10 x 8'7 (4.22m x 2.62m)



Modern recently fitted kitchen comprising a range of fitted grey shaker style wall and base units with contrasting work surfaces and tiled splash backs. 4 ring halogen hob with extractor over and fan oven below and stainless steel 1 and a half bowl sink/drainage. Vinyl flooring, central heating radiator, under stair cupboard, uPVC window and composite door into rear garden.

## First Floor Landing



With carpeted flooring, two storage cupboards and loft access hatch.

### Bedroom One 11'11 x 11'3 (3.63m x 3.43m)



uPVC window to front aspect, carpeted flooring and central heating radiator.

### Bedroom Two 11'11 x 7'10 (3.63m x 2.39m)



uPVC window to front aspect, carpeted flooring, storage cupboard and central heating radiator.

### Bedroom Three 8'11 x 8' (2.72m x 2.44m)



uPVC window to rear aspect, carpeted flooring, storage cupboard and central heating radiator.

## Bathroom



Modern bathroom comprising bath with dual head mains shower over and fitted screen, vanity hand wash basin and low flush wc. Feature tower radiator, panelled walls, vinyl flooring and uPVC windows to rear aspect.

## Outside



To the front of the property is a small gravelled garden with privet hedge and shared side passage leading to the rear where gate access leads to the spacious rear garden laid mainly to lawn with paved patio seating area, perimeter fencing and two handy brick built sheds with electric supply.

## Tenure

The property is Freehold

## Council Tax

Council Tax band A

Kingston upon Hull City Council

## EPC

EPC rating C

## 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 - The property does not appear on the Hull City Council non-standard construction list however buyers should rely upon their own survey

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 4 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

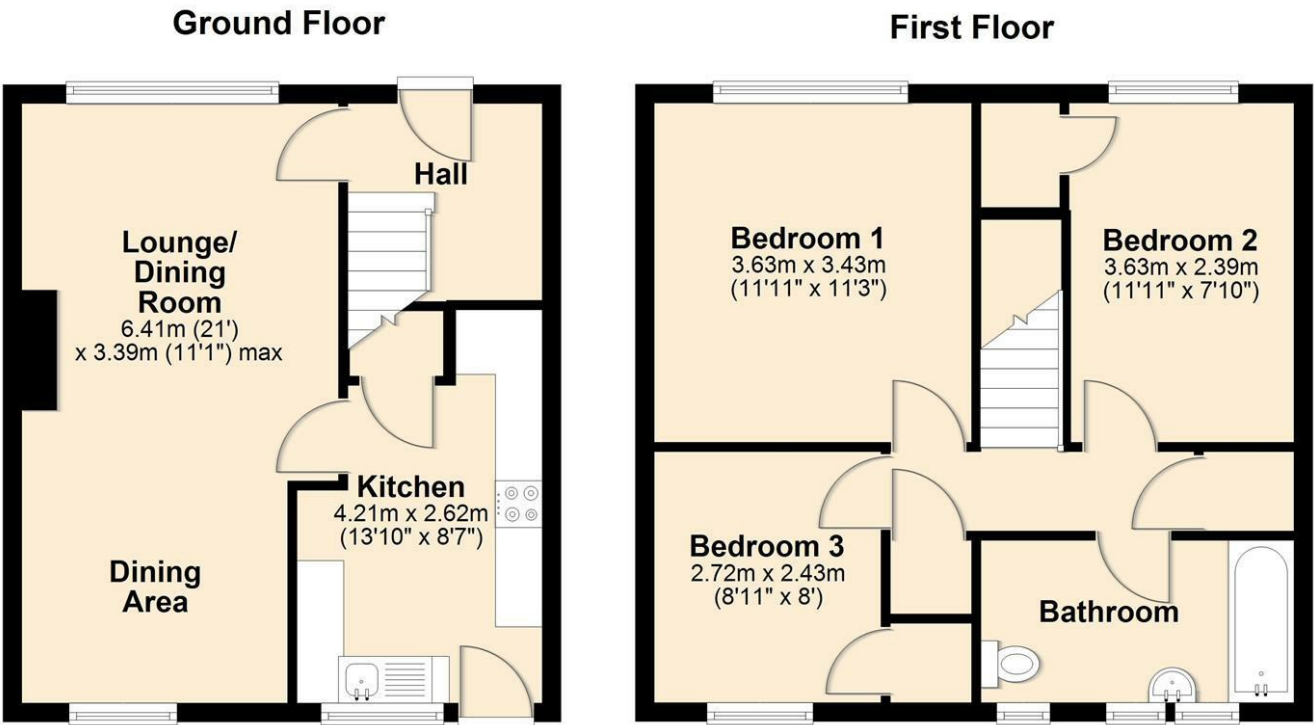
Coalfield or Mining Area - No

Planning - No

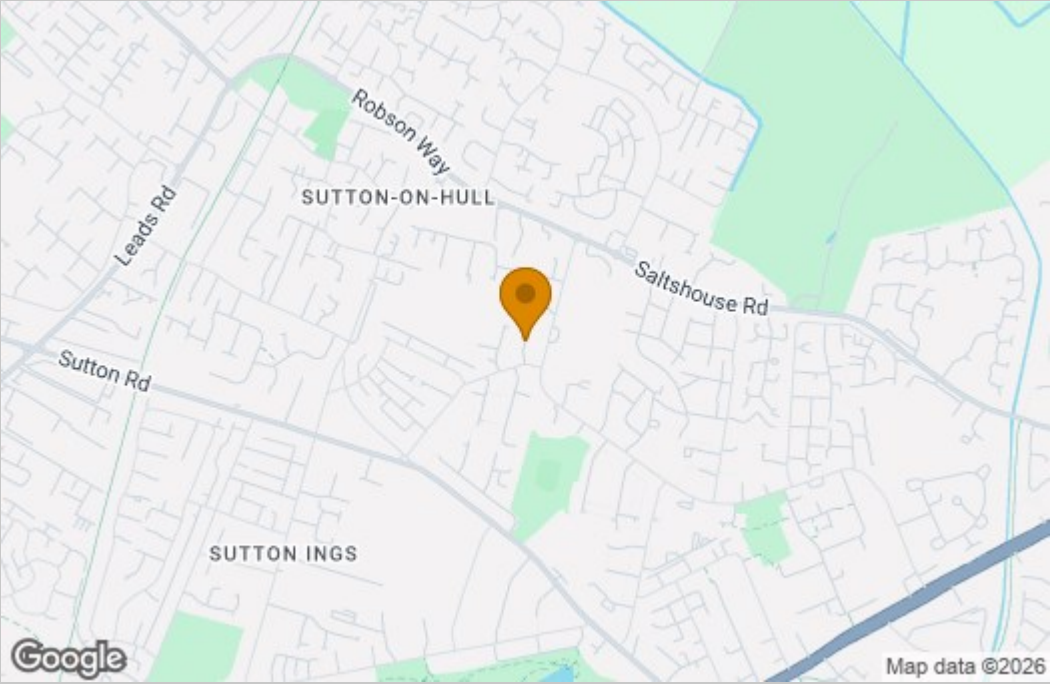
## Whitakers Estate Agent Declaration:

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.

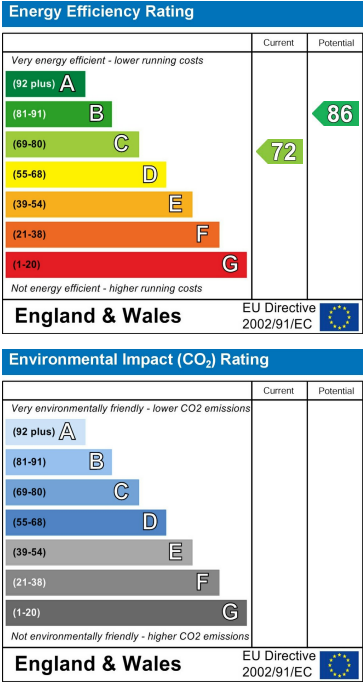
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.