

Whitakers

Estate Agents



5 Cavendish Road, Hull, HU8 0JS

Asking Price £230,000

WHITAKERS ARE DELIGHTED TO BRING THIS LOVELY 3 BEDROOM SEMI-DETACHED FAMILY HOME WITH AMAZING REAR GARDEN TO THE MARKET!

Ideally positioned for highly regarded Primary and Secondary schools, the property has been extended to the rear and represents an amazing opportunity to own this outstanding family home situated in a most popular and sought after location!

Having been lovingly maintained by the current owners over a number of years, the property briefly comprises; entrance hallway, lounge with log burner, dining room and extended kitchen to the ground floor whilst to the first floor there are 3 bedrooms and a family bathroom with 4 piece suite.

Also benefitting from private driveway parking for multiple vehicles and garage together with a STUNNING, ENCLOSED REAR GARDEN, the property also benefits from gas central heating and uPVC double glazing throughout, hence early viewing is strongly recommended!

The Accommodation Comprises

Entrance Hallway



Storm porch with uPVC double glazed entrance door with stain glass effect and matching side panels into entrance hallway with double glazed window to the side aspect, central heating radiator, under stair cupboard and stairs to first floor.

Lounge 16' x 12'4 (4.88m x 3.76m)



With uPVC bay window to front aspect, log burner, central heating radiator and laminate flooring extending into....

Dining Room 14' x 11'8 (4.27m x 3.56m)



With laminate flooring, feature fireplace with open fire, central heating radiator and uPVC Patio doors into rear garden.

Extended Fitted Kitchen 20'6 x 10'2 max (6.25m x 3.10m max)



Extended kitchen fitted with a range of wall and base units, granite work surfaces, splash backs and breakfast bar. Ceramic hob with extractor over, mid level double oven and stainless steel sink/drain. Integrated dishwasher, plumbing for automatic washing machine, space for fridge/freezer, vinyl flooring, central heating radiator, uPVC double glazed windows to the side and rear aspect and uPVC double glazed door to side drive,

First Floor Landing



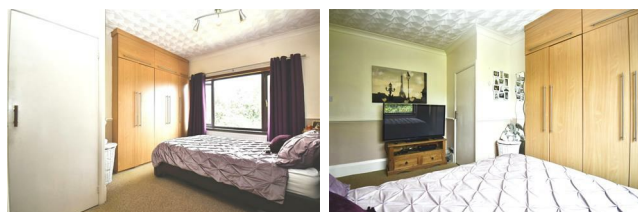
Stairs from entrance hallway to first floor landing with carpeted flooring, uPVC window to side aspect and loft access hatch.

Bedroom One 13'11 x 11'7 (4.24m x 3.53m)



Double bedroom with carpeted flooring, uPVC double glazed bay window to front aspect and central heating radiator.

Bedroom Two 14'1 x 11'8 (4.29m x 3.56m)



Second double bedroom with carpeted flooring, fitted wardrobes, built in storage cupboard, central heating radiator, and uPVC double glazed window to rear aspect.

Bedroom Three 8'9 x 6'8 (2.67m x 2.03m)



With laminate flooring, central heating radiator and uPVC double glazed Oriel bay window to front aspect.

Bathroom



The spacious family bathroom comprises corner bath, shower enclosure with electric shower over, hand wash basin, low flush WC, heated towel rail, laminate flooring, fully tiled walls and uPVC double glazed window to the rear aspect.

Outside



To the front of the property is a lawned garden and side driveway leading to the garage which provides off road parking. The amazing rear garden mature rear garden is laid mainly to lawn with an array of mature trees, plants and shrubs, a rear decked seating area together with a patio and additional paved seating area. The side gate gives access to the drive and garage and there is timber fencing to the rear..

Garage

The brick built garage features electric door and power supply with rear window.

Tenure

The property is Freehold

Council Tax

Council Tax band C

Kingston upon Hull City Council

EPC

EPC Rating D

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 9 Mbps, 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 show 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.

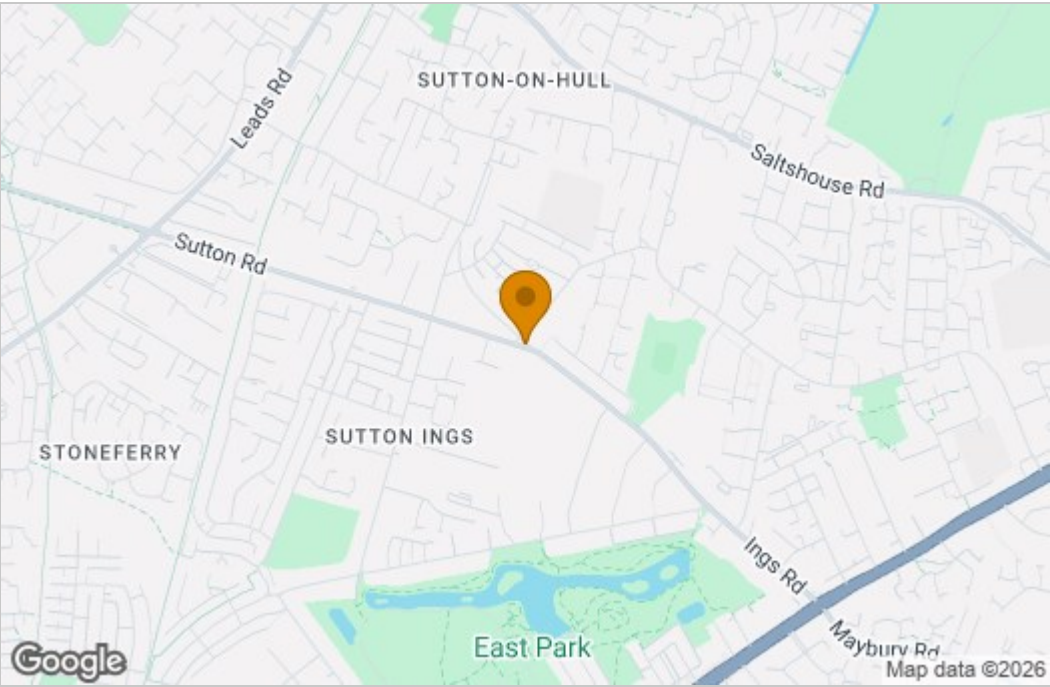
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All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

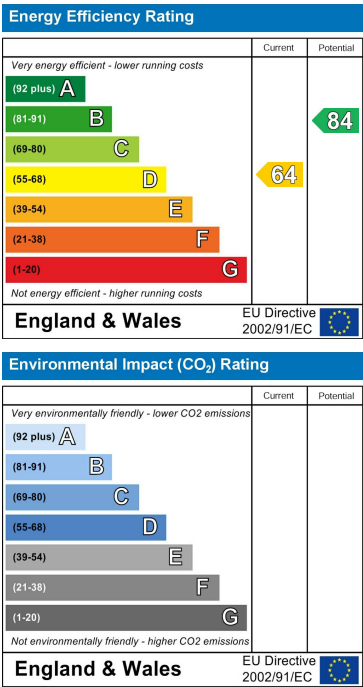
Floor Plan



Area Map



Energy Efficiency Graph



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