Whitakers
Estate Agents









51 Cardigan Road, Hull, HU3 6XA

£145,000

Whitakers Estate Agents are pleased to introduce this immaculately presented traditional property, offering stylish and well-maintained accommodation throughout. Ideally suited to a first-time buyer or young family, the property occupies a convenient position close to the junction of Anlaby Road and Boothferry Road, with a range of shopping facilities and excellent transport links within easy reach.

Externally to the front approach, a paved garden with a lowered kerb provides off-street parking, with a composite entrance door opening into the hallway.

The ground floor comprises a bay-fronted lounge with useful understairs storage, together with an impressive open-plan kitchen and dining area to the rear. The kitchen is fitted with a range of floor and eye-level units, an integrated oven, hob and extractor hood, while the dining area benefits from three skylights and French doors which allow plenty of natural light into the space.

The first floor provides two bedrooms, with bedroom one benefiting from fitted wardrobes, alongside a bathroom fitted with a three-piece suite and electric shower.

French doors from the dining area open onto the enclosed rear garden, designed with ease of maintenance in mind and incorporating gravelled and paved areas. A pathway continues to a detached garage and bin storage area, with gated pedestrian access to the rear ten-foot.

The accommodation comprises

Front external



Externally to the front approach, a paved garden with a lowered kerb provides off-street parking, with a composite entrance door opening into the hallway.

Ground floor

Hallway
Composite double glazed door, central heating radiator, and laminate flooring. Leading to :

Lounge 16'0" x 11'10" (4.88 x 3.63)



UPVC double glazed bay window, central heating radiator, under stairs storage cupboard, and laminate flooring.

Open plan kitchen / dining room



Kitchen 16'8" x 15'2" (5.10 x 4.63)



Vort central heating radiator, and porcelain tile flooring. Fitted with a range of floor and eye level units, granite worktops with splashback upstand above, sink with mixer tap, plumbing for a washing machine, integrated dish washer and integrated oven with hob and extractor hood above.

Dining room 12'0" x 12'5" (3.67 x 3.81)



UPVC double glazed French doors with side windows, three skylights, vort central heating radiator, and porcelain tiled flooring.

First floor

Landing
With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 13'3" x 13'0" (4.05 x 3.98)



UPVC double glazed bay window, UPVC double glazed window, central heating radiator, two fitted wardrobes with fitted laundry bin, and laminate flooring.

Bedroom two 10'9" x 8'8" (3.28 x 2.66)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and electric shower, vanity sink with mixer tap, and low flush W.C.

Rear external





French doors from the dining area open onto the enclosed rear garden, designed with ease of maintenance in mind and incorporating gravelled and paved areas. A pathway continues to a detached garage and bin storage area, with gated pedestrian access to the rear ten-foot.

Additional features

The residence also benefits from having an outside tap, and multiple power sockets.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 00030140005107
Council Tax band - A

EPC rating

EPC rating - C

Making an offer

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 £50.00 - these 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.

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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 Declaration

We 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.

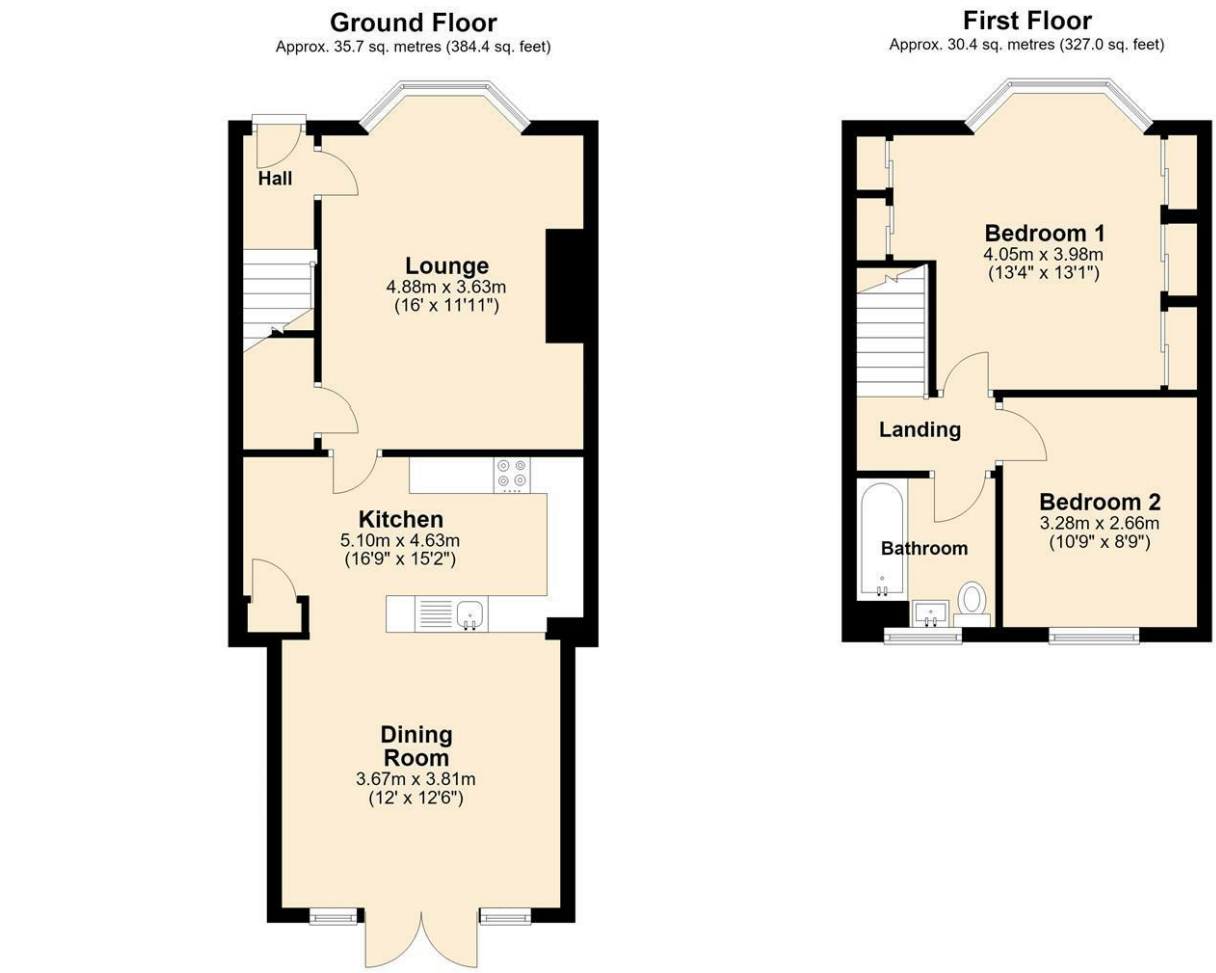
The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements,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

Free Market Appraisals / Valuations

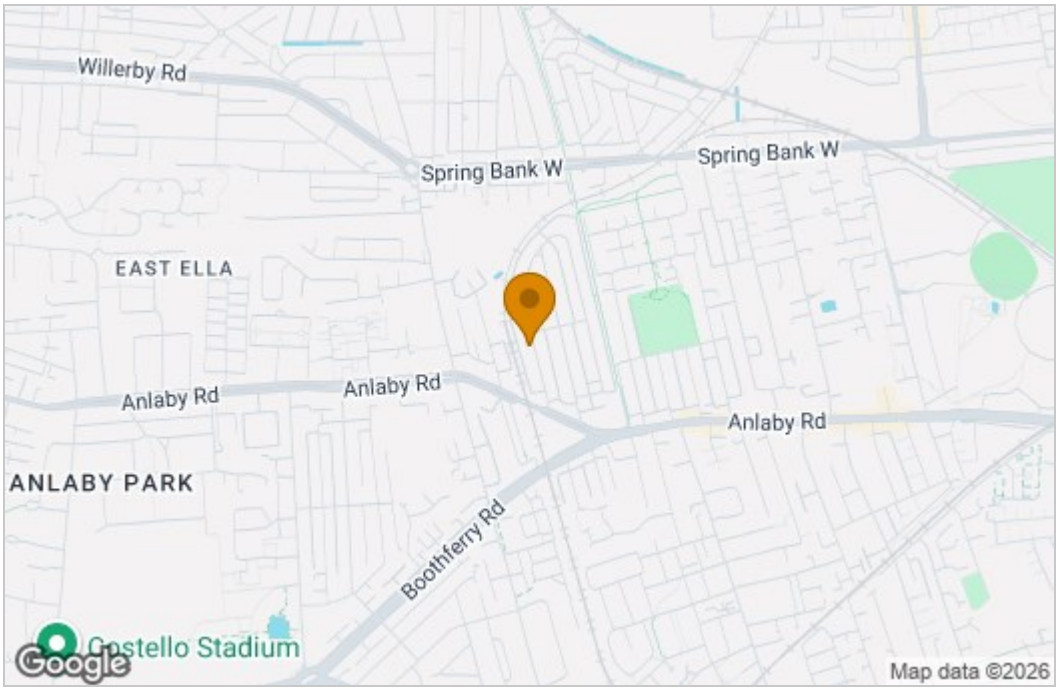
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

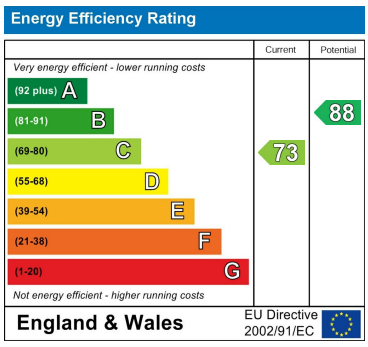


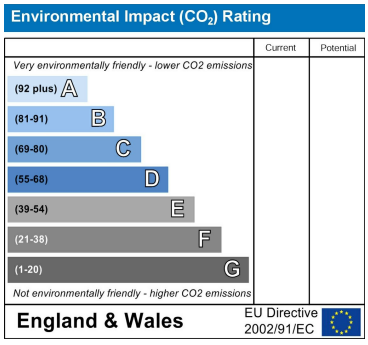
Total area: approx. 66.1 sq. metres (711.4 sq. feet)

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.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk