

Whitakers

Estate Agents



54 Kedrum Road, Hull, HU9 3TZ

Asking Price £215,000

This STUNNING, EXTENDED 3 bedroom semi-detached town house really does need to be viewed to be fully appreciated!

Situated on this ever popular modern development in the East of the City, well positioned for local schools and amenities, the property also enjoys excellent transport links into and around the City.

Having been much improved and extended by the current owners to include the amazing rear extension with bi-folding doors onto the spacious rear garden, the property is presented in move-in condition and is perfect for the growing family!

The Accommodation is arranged over three floor, the ground floor comprising, entrance hallway, downstairs cloakroom, spacious modern kitchen/breakfast room and the aforementioned extended lounge/dining room whilst to the first floor there are 2 double bedrooms, a well appointed family bathroom and a handy landing area which makes an ideal home office or dressing room. Stairs from here lead to the second floor which houses the spacious master bedroom with ensuite shower room.

Externally, the property overlooks green area to the front and the private side driveway provides off road parking whilst the spacious rear garden is perfect for entertaining! Having the additional benefit of gas central heating and uPVC double glazing throughout, this lovely family home is sure to prove popular hence early viewing is recommended!

The Accommodation Comprises

Entrance Hallway

Composite door into entrance hallway with tiled flooring, central heating radiator, stairs to first floor and door into downstairs cloakroom.

Downstairs Cloakroom



With low flush wc, hand wash basin, tiled flooring, central heating radiator and uPVC window to front aspect.

Kitchen/Breakfast Room 13'5 x 11'7 (4.09m x 3.53m)



door from entrance hall into spacious kitchen/breakfast room fitted with a range of contrasting wall and base units with complementary work surfaces and splash backs. 4 ring gas hob with fan oven below and extractor over and composite sink/drainer. Integrated fridge/freezer and dish washer and plumbing for automatic washing machine. Breakfast bar seating, tiled flooring, central heating radiator and uPVC window to front aspect.

Open Plan Lounge/Dining Room 21'4 x 14'9 (6.50m x 4.50m)



The stunning extended lounge/dining room features tiled flooring throughout, a side uPVC window, under stair storage cupboard, two central heating radiators, twin "Velux" style windows and bi-folding doors into the rear garden.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring and storage cupboard.

Bedroom Two 8'9 max x 14'9 (2.67m max x 4.50m)



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

Bedroom Three 9'6 x 8'1 (2.90m x 2.46m)



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

Family Bathroom



The family bathroom features a bath with mains shower over and fitted screen, low flush wc and hand wash basin. Vinyl flooring, part tiled walls, central heating radiator and uPVC window to side aspect.

Office Space/Landing 5'9 x 6'4 (1.75m x 1.93m)



This versatile space has carpeted flooring, stairs to the second floor, a uPVC window to front aspect and space for desk, ideal as a gaming area, home office or dressing area.

Master Bedroom 19'8 x 14'9 (5.99m x 4.50m)



The spacious master bedroom situated on the second floor features a uPVC window to front aspect, carpeted flooring, central heating radiator and door into ensuite.

Ensuite



Ensuite shower room comprising shower cubicle with mains shower, low flush wc and hand wash basin. Vinyl flooring, part paneled walls, Velux style window and under eaves storage.

Outside



The front of the property enjoys an open aspect over communal green area whilst the private side driveway provides off road parking. Composite side gate leads to the well proportioned rear garden laid mainly to lawn with two paved patio seating areas, mature borders, storage shed, and fencing to perimeters.

Tenure

The property is Freehold however there is an annual charge for upkeep of the common areas. We are informed that this was £212 for 2025 but details should be checked via Vendors solicitors.

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

EPC rating B

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 - Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

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.

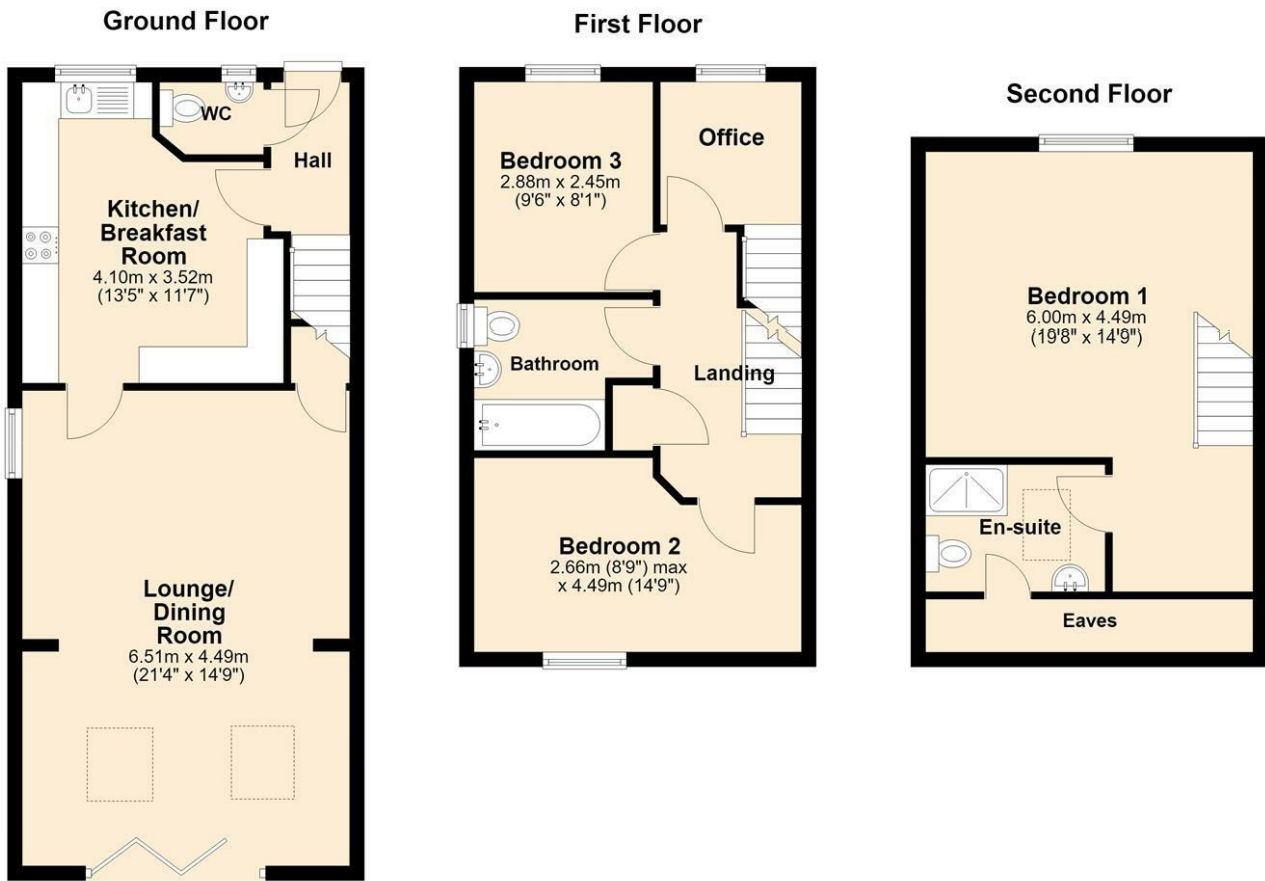
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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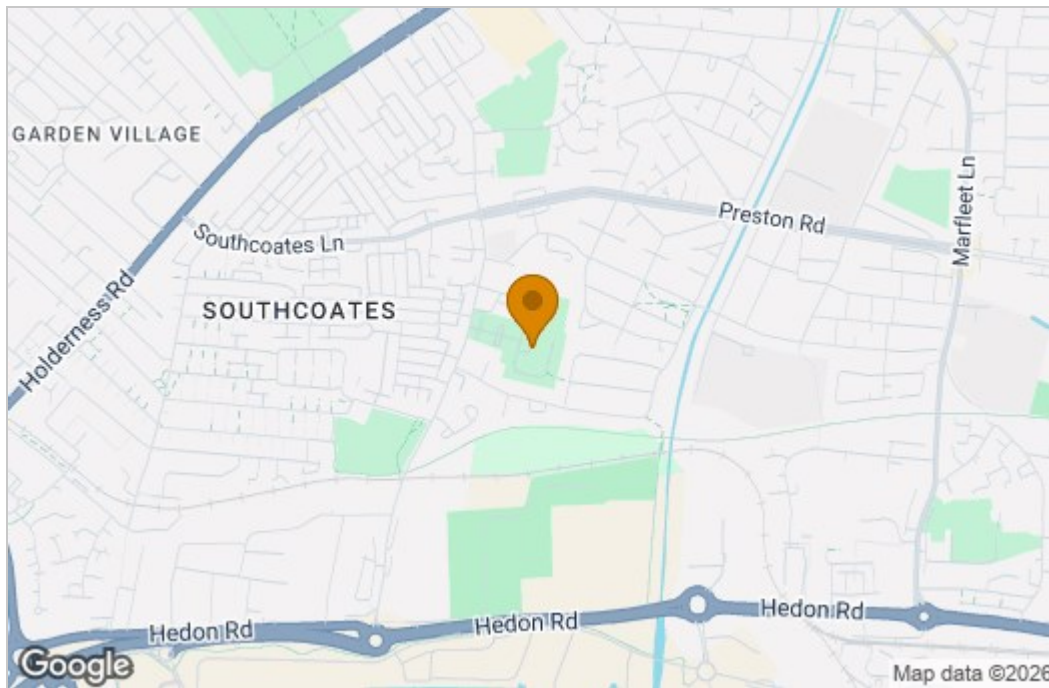
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AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please 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.

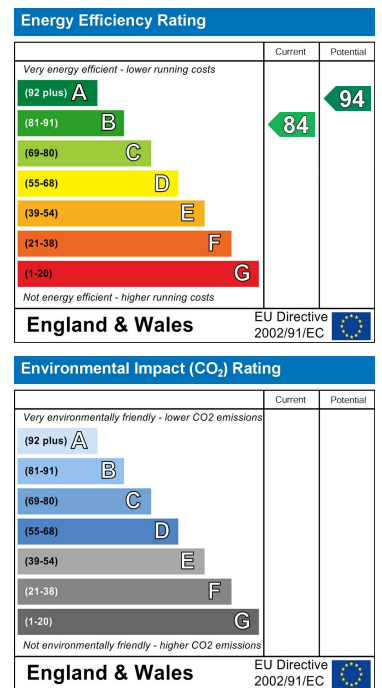
Floor Plan



Area Map



Energy Efficiency Graph



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