Whitakers
Estate Agents









2 Milne Road, Hull, HU9 4UB

Offers Over £130,000

SITUATED ON THIS POPULAR AND FAMILY FRIENDLY DEVELOPMENT TO THE EAST OF THE CITY AND WELL PLACED FOR LOCAL SHOPPING AND EDUCATIONAL AMENITIES AND OF COURSE, THE SHOPPING AND LEISURE FACILITIS THAT HOLDERNESS ROAD HAS TO OFFER, THIS MODERN STYLE EXTENDED END TERRACE PROPERTY IDEALLY SUITS THE FIRST TIME BUYER AND THE SMALL FAMILY UNIT.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE THROUGH TO A DINING AREA, FITTED KITCHEN WITH APPLIANCES, TWO FIRST FLOOR BEDROOMS AND A BATHROOM WITH SEPARATE WC. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING , THE PROPERTY ENJOYS GARDENS OF GOOD PROPORTION AND HAS THE BENEFIT OF A PRIVATE DRIVEWAY TO A BRICK BUILT GARAGE.

APPOINTMENTS TO VIEW ARE ENCOURAGED

Entrance Hall
Staircase off, useful under stairs storage cupboard and a radiator.

Lounge 21'1" x 11'5" (6.45 x 3.50)



Window to the front aspect, a feature fire surround incorporating an electric fire and there are two radiators and opens to;

Dining Area 6'8" x 7'10" (2.05 x 2.40)



A radiator and Patio Doors give access to the rear garden.

Fitted Kitchen 15'1" x 8'4" (4.60 x 2.55)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with monobloc tap.

Window to the rear aspect, vinyl flooring and partially tiled walls, a pantry and integrated appliances include an electric oven, four ring gas hob and a stainless steel over head extractor canopy. A personnel door gives access to an integral garage

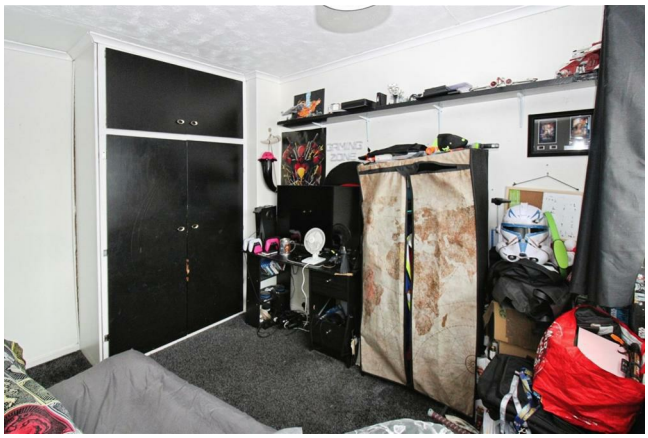
First Floor Landing
Window to the side aspect, a radiator and access to;

Bedroom One 9'4" x 15'1" (2.85 x 4.60)



Window to the front aspect, built in storage cupboard, a radiator and fitted wardrobes with over head cupboards.

Bedroom Two 11'5" x 10'7" (3.50 x 3.25)



Window to the rear aspect, a radiator, fitted wardrobe and an over head cupboard.

Bathroom



A white suite to comprise panelled bath and a wash hand basin. Majority tiled walls, a radiator and a built in storage cupboard.

Separate Wc



A low level unit

Gardens





Pleasant gardens to the front and rear laid mainly to lawn

Garage



Accessed by a private side driveway, there is electricity supplied, an up and over vehicular door and personnel doors to the kitchen and to the rear garden

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.

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.

Material Information:

Construction - Brick under tiled roof
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

Offering on a property

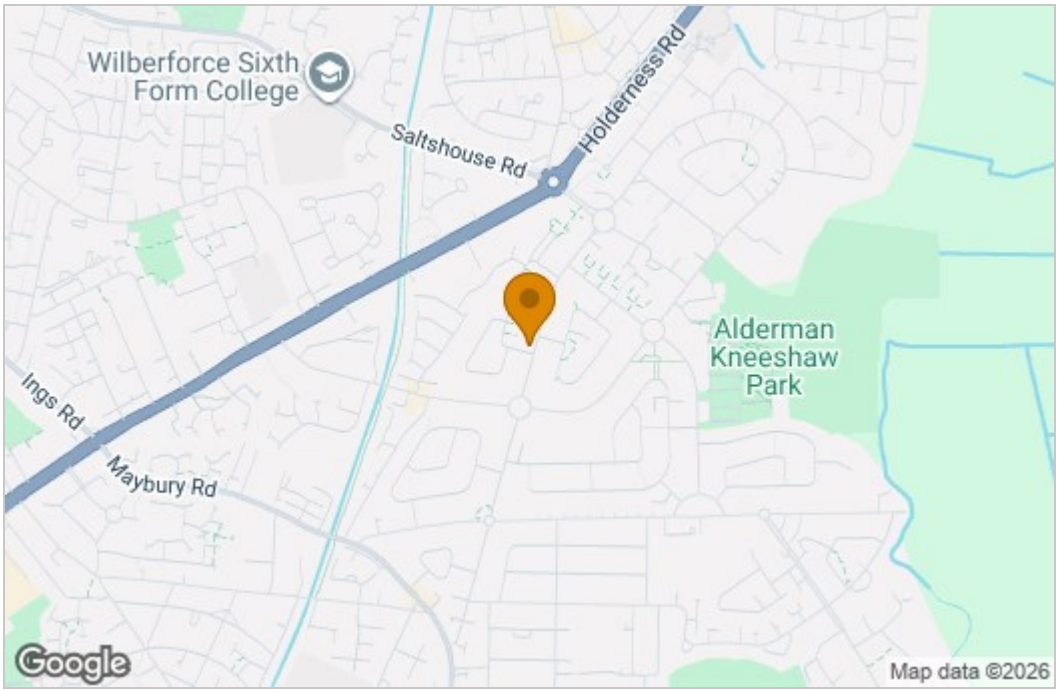
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per 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.

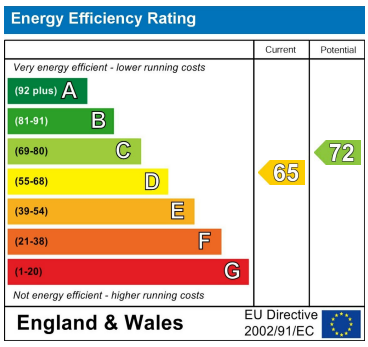
Floor Plan

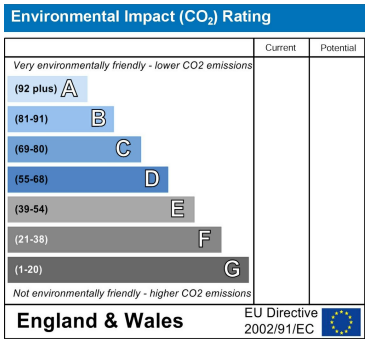


Area Map



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.

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