

# Whitakers

Estate Agents



122 Milne Road

, Hull, HU9 4UL

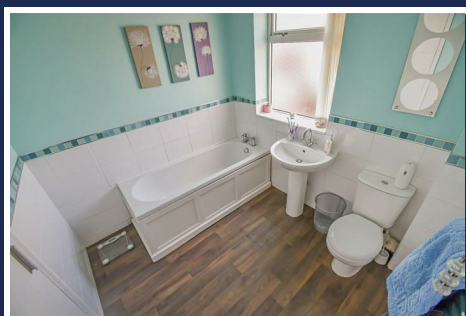
Price Guide £115,000



# 122 Milne Road

, Hull, HU9 4UL

## Price Guide £115,000



### Entrance Porch

Via a Upvc double glazed door to the porch.

### Entrance Hall

With the stairs to the 1st floor, radiator, storage cupboard and wood effect flooring and Upvc double glazed window to the front aspect.

### Lounge/Dining

22'8" x 11'10" (6.912 x 3.628)

The spacious lounge/dining room has wood effect flooring, two radiators and a Upvc double glazed window to the front aspect and French doors leading out to the rear garden

### Kitchen

8'11" x 12'1" (2.727 x 3.697)

With a range of modern base and wall units with contrasting work surfaces, a built in electric oven with four ring hob and extractor, sink/drainer and laminated flooring, a Upvc double glazed window to the rear aspect, and radiator.

### Utility Room

11'1" x 9'1" (3.388 x 2.775)

With a Upvc double glazed door to the front and rear aspect, a radiator, plumbing for an automatic washing machine, space for a fridge freezer and dryer and laminated flooring.

### Shower Room

4'4" x 5'5" (1.333 x 1.676)

The shower room has a walk in shower enclosure with thermostatic shower, a low level wc and a Upvc double glazed window to the rear aspect, vinyl flooring.

### Stairs to the 1st floor

With a Upvc double glazed window to the side aspect.

### Bedroom One

13'2" x 10'5" (4.028 x 3.195)

With a Upvc double glazed window to the front aspect, a radiator and carpet flooring, a storage cupboard.

### Bedroom Two

12'6" x 12'4" (3.815 x 3.770)

With a radiator, storage cupboard and a Upvc double glazed window to the rear aspect, carpet flooring.

### Bathroom

8'1" x 8'3" (2.485 x 2.518)

The bathroom has a white suite with panel bath with mixer tap, a pedestal wash hand basin, a low level wc and partial tiled walls, a Upvc double glazed window to the side aspect and a storage cupboard, heated towel radiator and vinyl flooring.

### Outside

To the front there is lawn garden with hedge boundary and wrought iron gate, to the side of the house there is off road parking via drop kerb with hard standing and the access to the detached garage with up/over door and power.

To the rear of the house there is a generous sunny garden with lawn and raised deck for seating, the garden has high level timber fence boundaries.

### Disclaimer

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

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### Agents Notes

Services, fittings & equipment referred to in these sale 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.

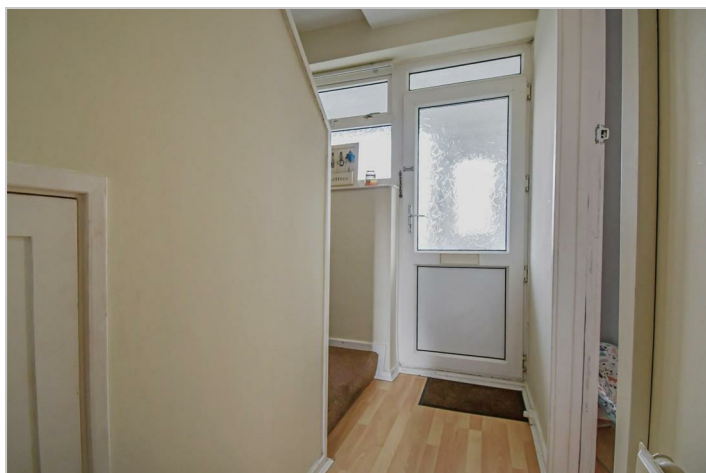
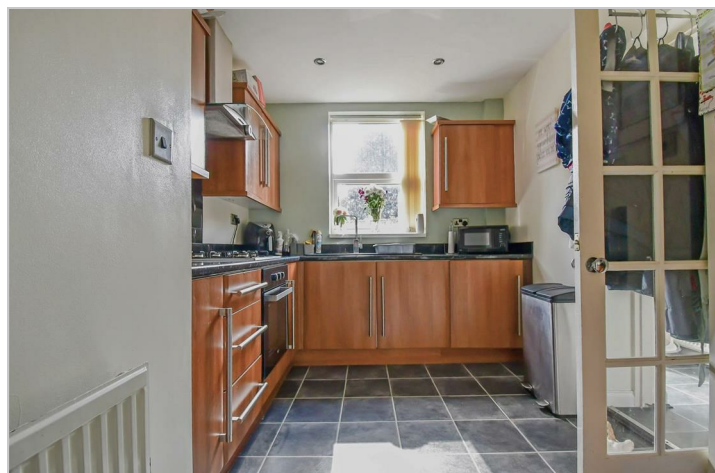
### Additional Services

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We are legally obligated 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 and the Vendor and Buyer.

### 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.



## Road Map



## Hybrid Map



## Terrain Map



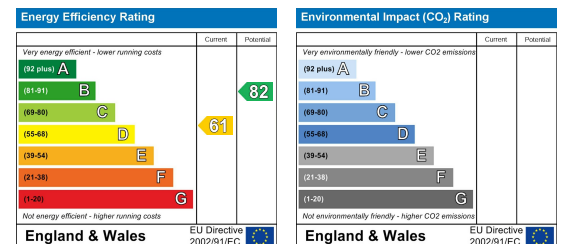
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - East Hull Office Office on 01482 790970 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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