Whitakers
Estate Agents



6 Minster Court Holderness Road

, Hull, HU8 9EA

By Auction £60,000

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, Hull, HU8 9EA

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The Accommodation Comprises

Communal Entrance
Bright and spacious communal entrance hall with allocated mailbox and stairs to first floor landing.

Entrance Hallway
Door from first floor landing into entrance hallway with carpeted flooring and two storage cupboards.

Lounge/Dining Room
Spacious Lounge/Dining Room with uPVC window to front aspect, herringbone effect vinyl flooring, fire surround with inset electric fire and central heating radiator.

Kitchen
With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. Composite sink/drainer, electric cooker, plumbing for automatic washing machine, central heating radiator, vinyl flooring and uPVC window to rear aspect.

Bedroom One
Double bedroom with uPVC window to front aspect, vinyl flooring, central heating radiator and fitted wardrobes to one wall.

Bedroom Two
Double bedroom with uPVC window to rear aspect, laminate flooring and central heating radiator.

Bathroom
Bath with mains shower over and fitted screen, vanity sink unit and low flush wc. Heated towel rail. vinyl flooring and uPVC window to rear aspect.

Storage Area
Situated on the first floor landing is a spacious lockable storage cupboard.

Garage
The single garage is located in the communal grounds with additional parking directly to its front.

Outside
There are spacious well maintained communal gardens to the front and rear of the property.

Tenure
We understand the property to be freehold

Council Tax
Council Tax band A
Kingston upon Hull City Council

EPC
EPC rating E

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

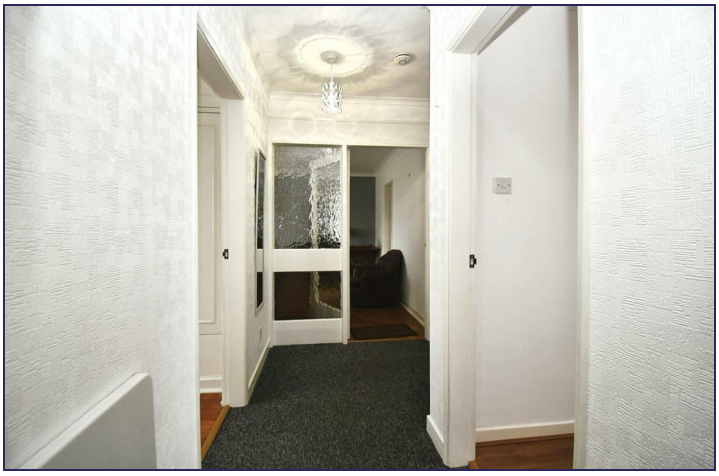
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

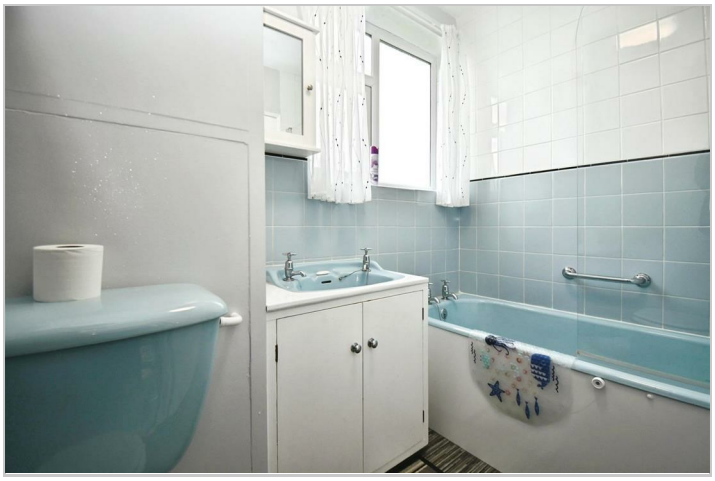
Material Information:

Construction - Brick/Tile
Conservation Area - No
Flood Risk - Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 10 Mbps, Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

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.









Road Map



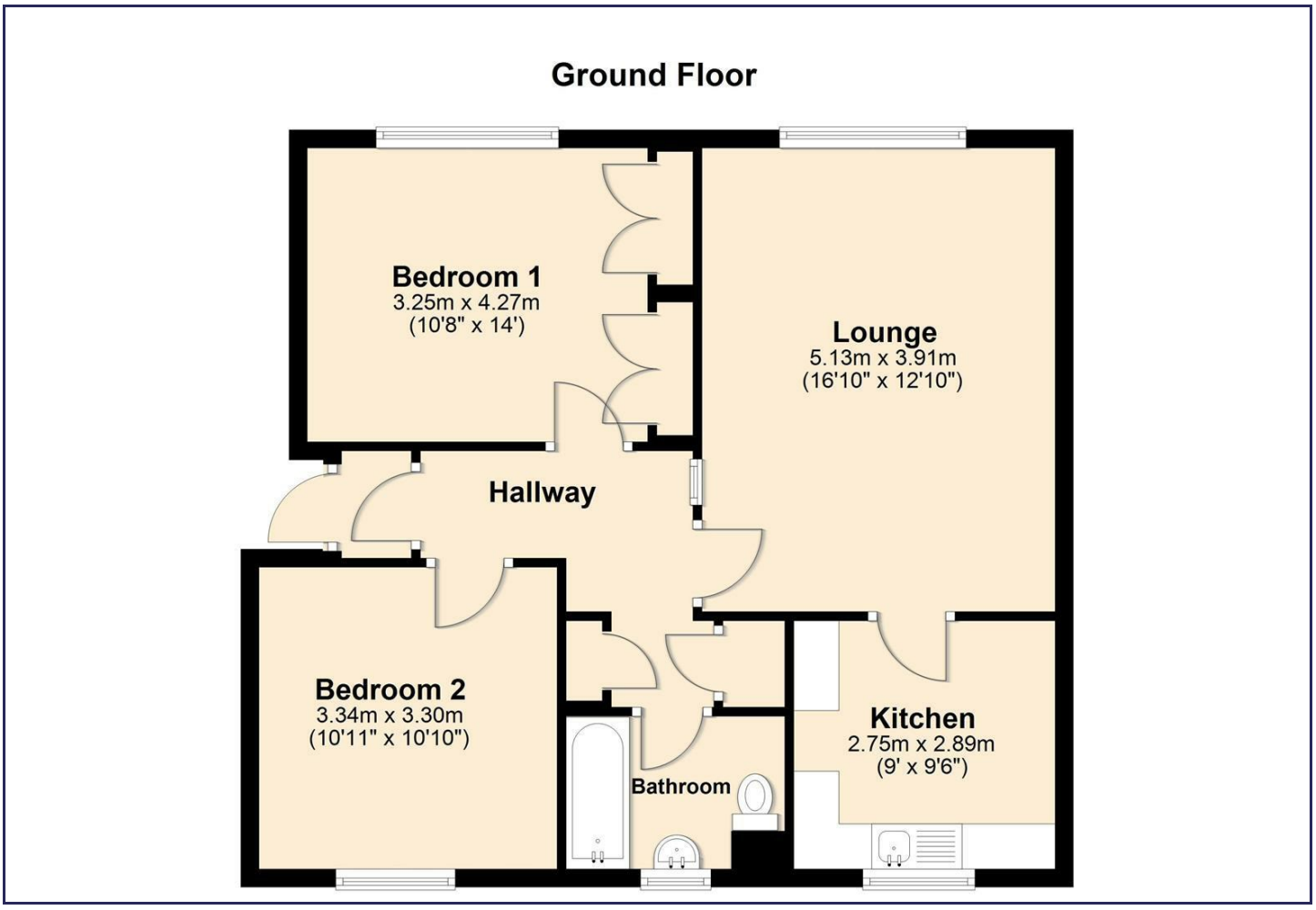
Hybrid Map



Terrain Map



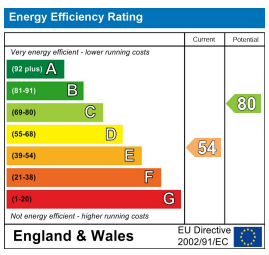
Floor Plan

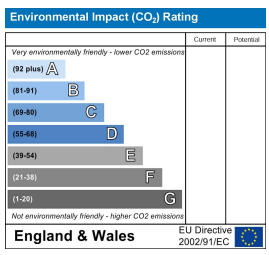


Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

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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