

# Whitakers

Estate Agents



**14 Milford Grove, Hull, HU9 5DJ**

**Guide price £140,000**

This Outstanding 3 bedroom extended terraced property really does need to be viewed to be fully appreciated!

Having been much improved and extended by the current owners to a very high standard, this lovely home will appeal to both first time buyers and families alike!

Ideally situated close to local shops, schools and transport links on this popular development to the East of the City, the property briefly comprises; entrance hallway, spacious lounge, high quality modern fitted kitchen and stunning family room with lantern roof and bi folding doors to the ground floor whilst to the first floor there are 3 generously sized bedrooms and a lovely family bathroom.

With a spacious rear garden and off road parking to the front together with gas central heating and uPVC glazing throughout, early viewing is strongly recommended!

## The Accommodation Comprises

### Entrance Hallway

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

### Lounge 15' x 11'7 max (4.57m x 3.53m max)



Spacious lounge with uPVC window to front aspect, laminate tiled flooring, wall panelling, tower radiator and under stair cupboard.

### Kitchen 8' x 15' (2.44m x 4.57m)



Luxurious kitchen with a range of fitted wall and base units, contrasting quartz work surfaces and splashbacks. 5 ring gas hob with extractor over and mid level electric fan oven. Under mount 1 1/2 bowl sink with mixer taps and plumbing for under counter automatic washing machine and dish washer. Space for free standing American style fridge/freezer and laminate tiled flooring extending into.....

### Family Room 10'6 x 11'7 (3.20m x 3.53m)



Stunning family room with lantern roof, tower style radiator, laminate tiled flooring and bi-folding doors into rear garden.

### First Floor Landing



Stairs from entrance hallway to first floor landing with laminate flooring and loft access hatch.

### Bedroom One 14'9 x 9'10 (4.50m x 3.00m)



With uPVC window to front aspect, laminate flooring, central heating radiator, built in cupboard and fitted furniture.

### Bedroom Two 8'10 x 9'10 (2.69m x 3.00m)



With uPVC window to rear aspect, laminate flooring, central heating radiator and built in cupboard.

### Bedroom Three 10'9 x 6'10 (3.28m x 2.08m)



With uPVC window to front aspect, laminate flooring, central heating radiator and fitted furniture.

### Bathroom 5'6 x 8' (1.68m x 2.44m)



Lovely modern bathroom comprising bath with dual head shower over and fitted screen, vanity hand wash basin and low flush wc. Tiled flooring, tiled and panelled walls, electric heater and two uPVC windows to rear aspect.

## Outside



The front of the property is gravelled to provide off road parking whilst side passageway gives access to the rear. The spacious rear garden is lawned with aluminium clad decked seating area and timber fencing.

## Tenure

The property is Freehold

## Council Tax

Council Tax band A

Kingston upon Hull City Council

## EPC

EPC Awaited

## 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 - Basic 10 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

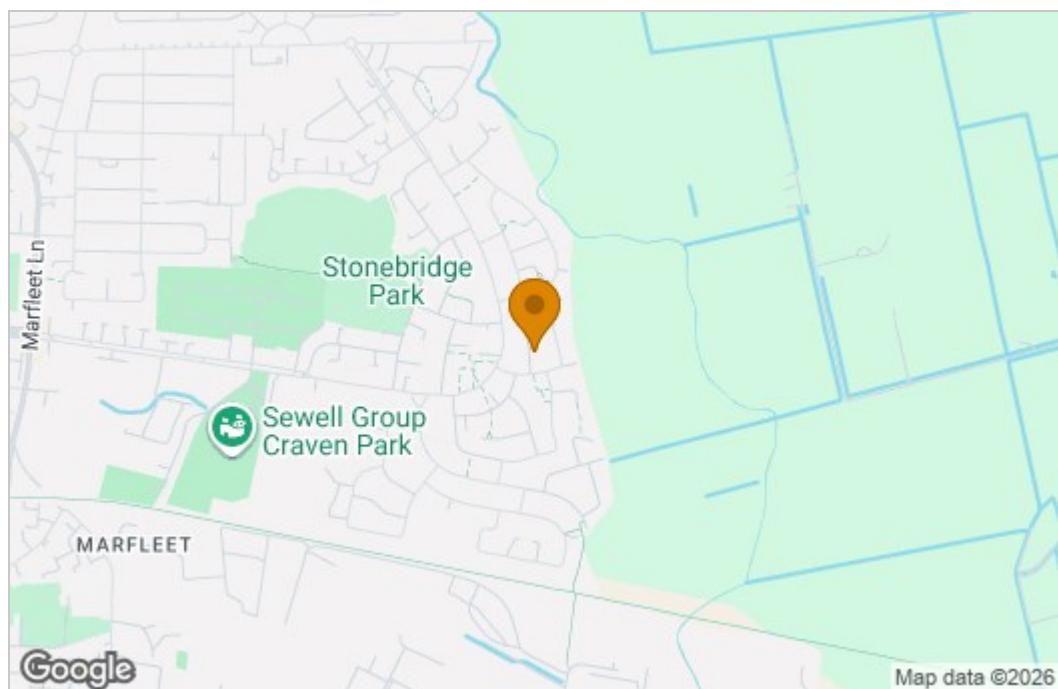
## Whitakers Estate Agent Declaration:

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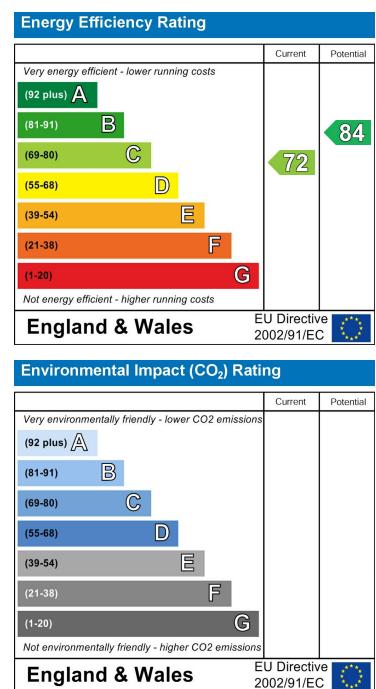
## Floor Plan



## 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.