

Whitakers

Estate Agents



2 Arnold Mews, Hull, HU9 3LL

Guide price £110,000

*** GUIDE PRICE £110,000 - £115,000 ***

SITUATED JUST YARDS FROM ALL OF THE FABULOUS AMENITIES THAT HOLDERNESS ROAD HAS TO OFFER WITH SHOPPING, LEISURE, TRANSPORT AND EDUCATIONAL FACILITIES, THIS MODERN STYLE MEWS TYPE PROPERTY IS IDEAL FOR THE FIRST TIME BUYER, THE SMALL FAMILY OR THE DISCERNING INVESTOR WITH THE LUCRATIVE LETTINGS MARKET IN MIND. THE ACCOMMODATION AFFORDS ENTRANCE HALL, LOUNGE, FITTED KITCHEN WITH APPLIANCES, GROUND FLOOR CLOAK ROOM, THREE FIRST FLOOR BEDROOMS AND A FAMILY BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

WITH A COURTYARD GARDEN TO THE REAR AND PLENTY OF OFF STREET CAR PARKING TO THE FRONT, THE PROPERTY IS AN OPPORTUNITY NOT TO BE MISSED AND INTERNAL INSPECTIONS ARE ENCOURAGED.

The Property Comprises

Entrance Hall

With staircase off, laminate flooring and a radiator.

Lounge 15'7" x 10'1" (4.75 x 3.08)



Window to the front aspect, laminate flooring, a radiator and a useful under stairs storage cupboard.

Fitted Kitchen 9'8" x 8'4" (2.96 x 2.55)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the rear aspect and access to the rear garden, laminate flooring, plumbing for an automatic washing machine, partially tiled walls and integrated appliances include an electric oven, four ring gas hob and an over head filter canopy.

Cloak Room 8'4" x 3'2" (2.55 x 0.98)

A low level wc, wash hand basin with a pedestal, laminate flooring, a radiator and an extractor fan.

First Floor Landing

Giving access to;

Bedroom One 11'6" x 7'0" (3.53 x 2.15)



Window to the rear aspect and a radiator

Bedroom Two 9'10", 288'8" x 7'0" (3,88 x 2.15)



Window to the front aspect and a radiator.

Bedroom Three 7'10" x 5'10" (2.40 x 1.78)



Window to the front aspect and a radiator.

Family Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Partially tiled walls, an extractor fan, a radiator and there is a shower attachment to the bath taps with a shower screen to the bath side.

Outside



To the front of the property is a shared brick block courtyard giving amenities for plenty of off street parking and to the rear is a courtyard 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.

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 17 Mbps Ultrafast 10000 Mbps

Coastal Erosion -No

Coalfield or Mining Area -No

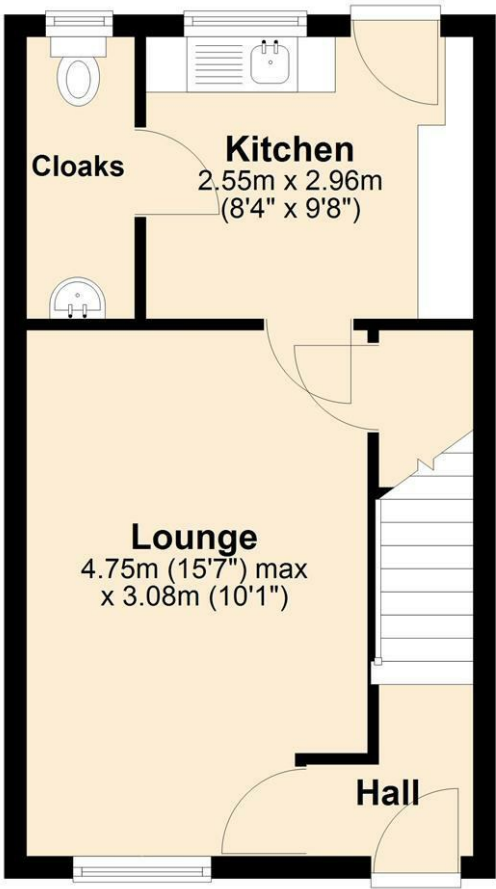
Planning -No

Whitakers Estate Agent Declaration:

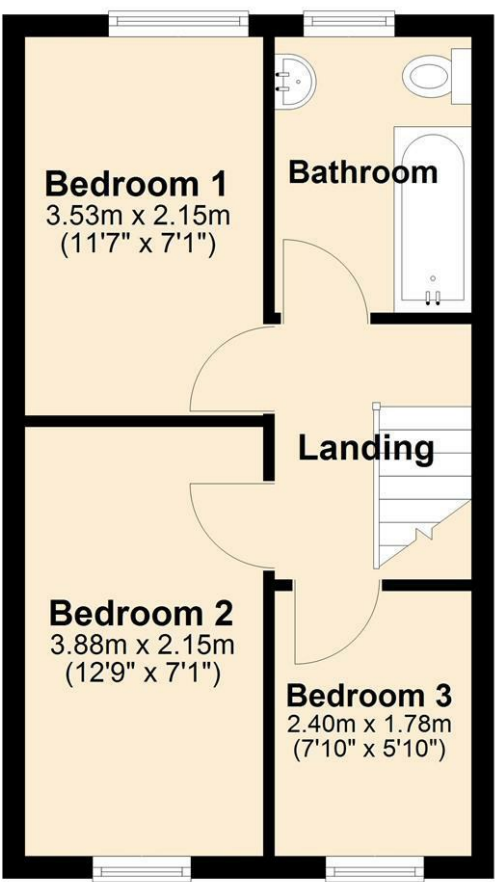
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Floor Plan

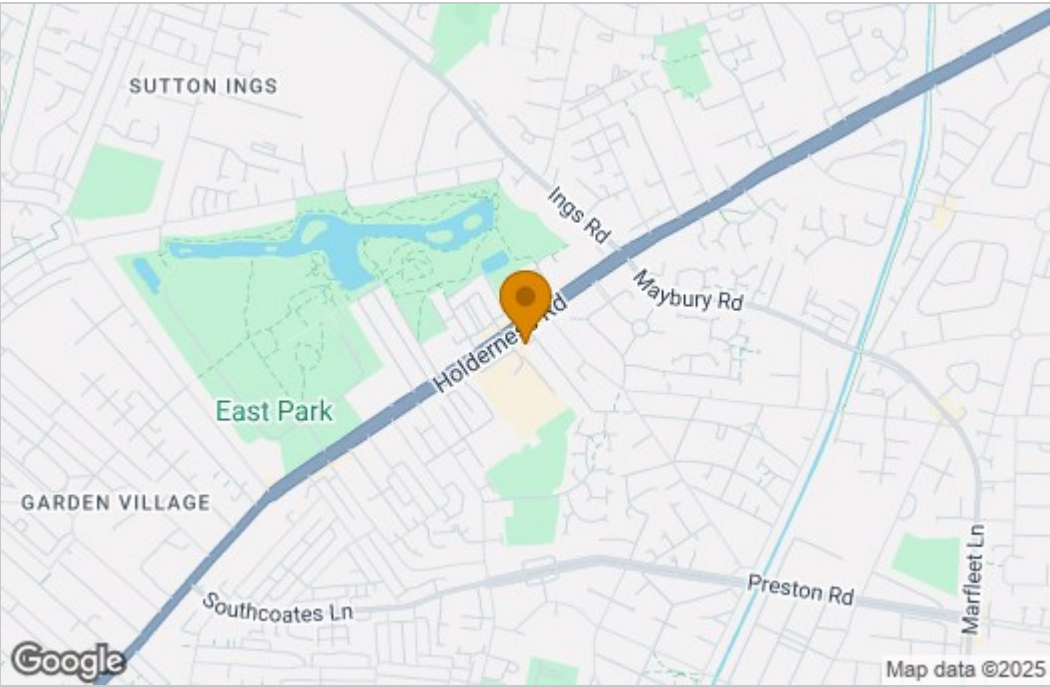
Ground Floor



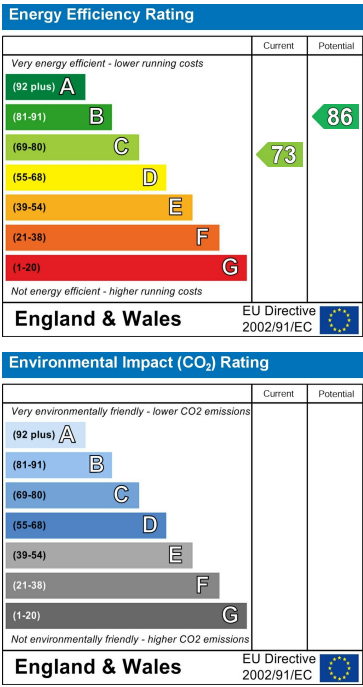
First Floor



Area Map



Energy Efficiency Graph



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