

Whitakers

Estate Agents



48 12th Avenue

, Hull, HU6 9LE

Auction Guide £80,000



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Auction Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of

these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you

Description

Calling all investors, this is the perfect investment opportunity

Substantial plot

This spacious three bed end terrace house has a generous rear garden

Side drive for off road parking,

Briefly- Entrance hall, lounge, dining kitchen, ground floor shower room, and to the 1st floor three very spacious bedrooms, extensive rear garden

CHAIN FREE!

Entrance

Via a glazed uPVC door

Porch

Hall

With the stairs to the 1st floor and radiator.

Lounge/Dining

13'1" x 11'5" (4.01 x 3.50)

Open plan, the lounge has a uPVC double glazed window & radiator

Kitchen

18'4" x 7'11" (5.60 x 2.42)

With a space for base and wall units with contrasting work surfaces, sink/drainers with mixer tap, plumbing for an automatic washing machine, space for a fridge freezer, and two uPVC double glazed windows to the rear aspect, a uPVC door opens to the rear garden, radiator and wood effect flooring.

Shower Room

6'3" x 5'11" (1.92 x 1.82)

With corner enclosure with thermostatic shower, a low level wc and vanity wash hand basin, a uPVC double glazed window to the side aspect and radiator.

Stairs to the 1st floor

With uPVC double glazed window and the loft access.

Bedroom One

14'10" x 10'2" (4.54 x 3.12)

Spacious, the bedroom has a uPVC double glazed window, radiator and storage cupboard.

Bedroom Two

10'11" x 9'2" (3.34 x 2.80)

The second bedroom has a radiator and uPVC double glazed window, wood effect flooring.

Bedroom Three

8'10" x 7'9" (2.70 x 2.38)

With wood effect flooring, radiator and uPVC double glazed window.

Gardens

To the front of the house there is a lawn garden, private side drive for off road parking, the garden has low level wrought iron fence boundaries.

To the rear of the house there is a huge lawn garden with 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 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

Agents Notes

Services, fittings and 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.

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.

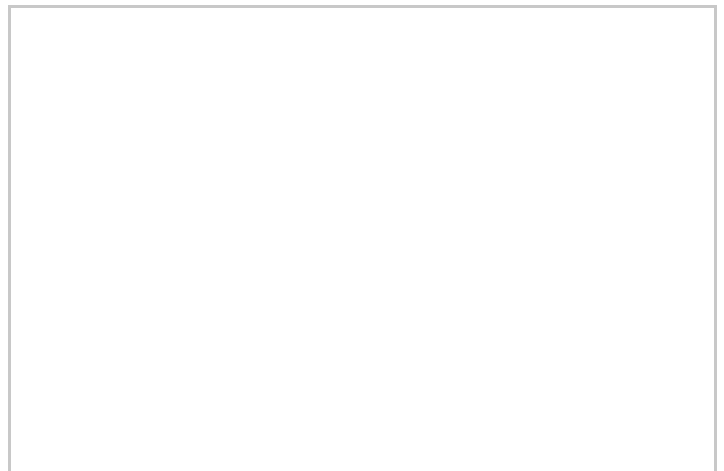
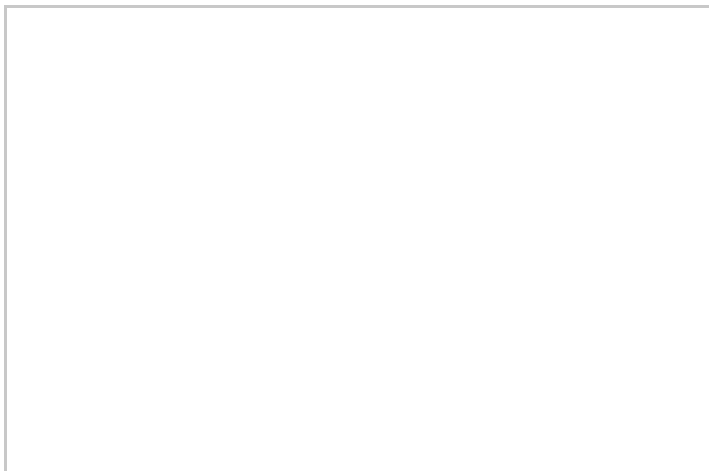
Council Tax

Band A

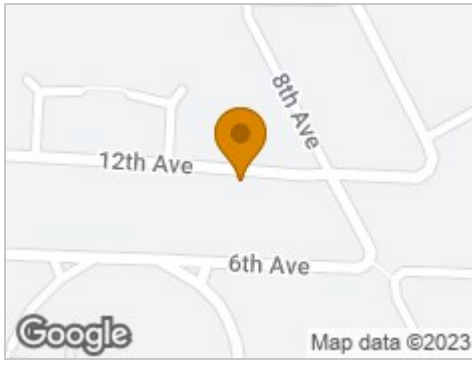
The local authority is Hull City Council

Tenure

Freehold



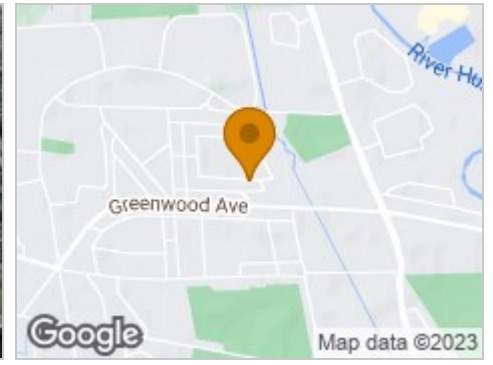
Road Map



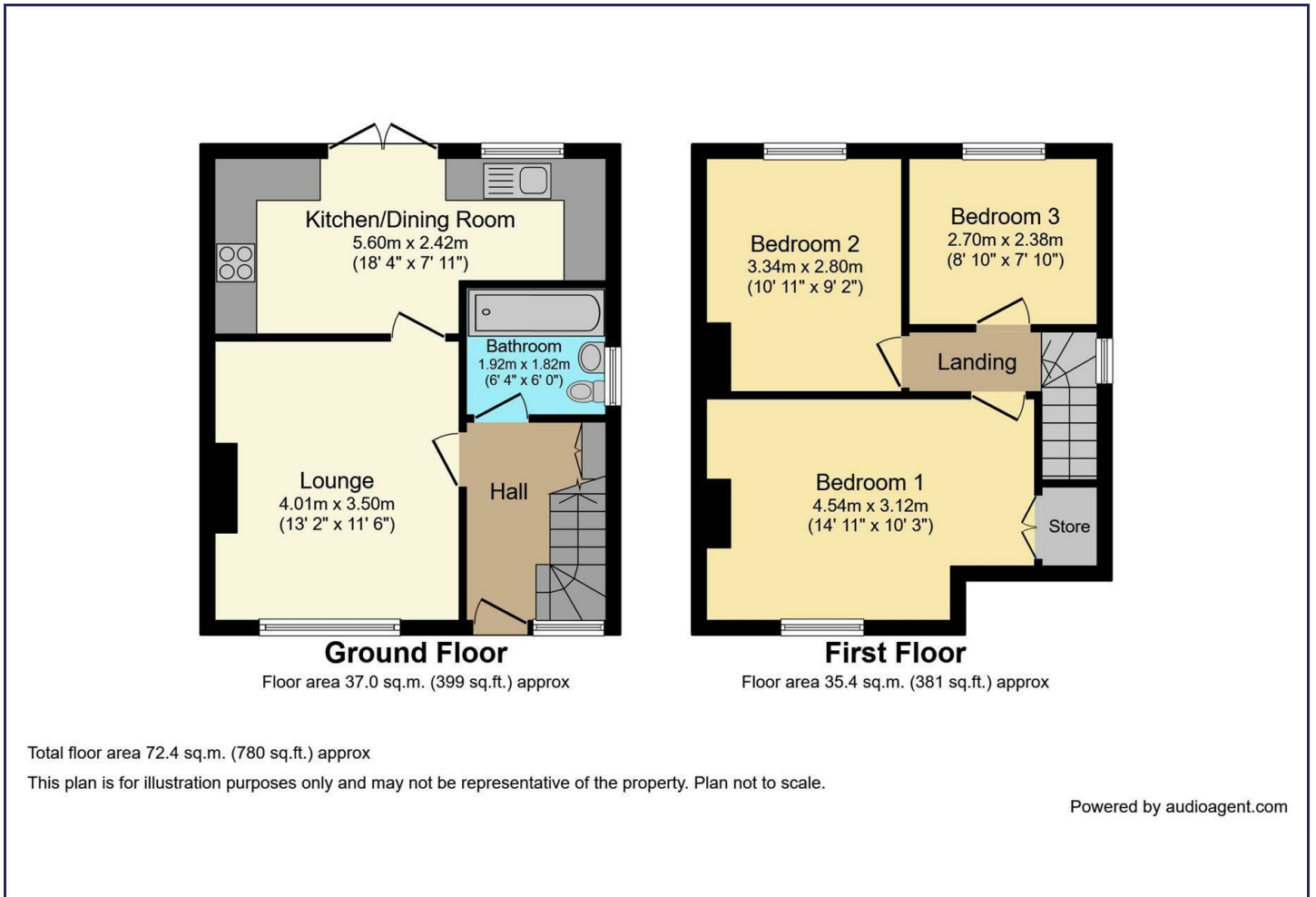
Hybrid Map



Terrain Map



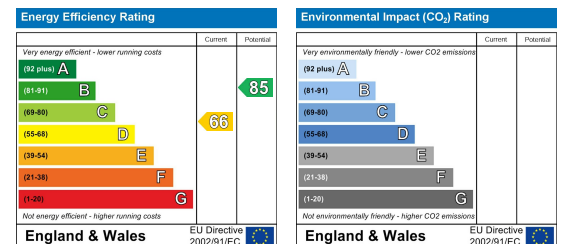
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.