

# Whitakers

Estate Agents



**184 Willerby Road, Hull, HU5 5HH**

**Auction Guide £130,000**

**\*\* NO ONWARD CHAIN \*\***

**\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\*** see auctioneers comments below.

Introducing this traditional semi-detached property which is conveniently placed to take advantage of a range of amenities and transport links hosted by the well-connected Willerby Road, and fall within the immediate catchment of the Ainthorpe Primary School.

Briefly comprising porch opening to the entrance hall, bay fronted lounge and sitting room, and fitted kitchen to the ground floor. The first floor boasts two double bedrooms with built-in storage, a good third bedroom, and a bathroom with separate W.C.

Externally to the front approach, there is a lawned garden with hedging that provides a high degree of privacy. A side drive extends down the side of the building to the rear, which is also laid to lawn and enclosed by boundary fencing.

Although the accommodation would benefit from some modernisation and TLC throughout, this makes it an ideal renovation project for an investor or a growing family wanting to undertake a renovation project.



### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

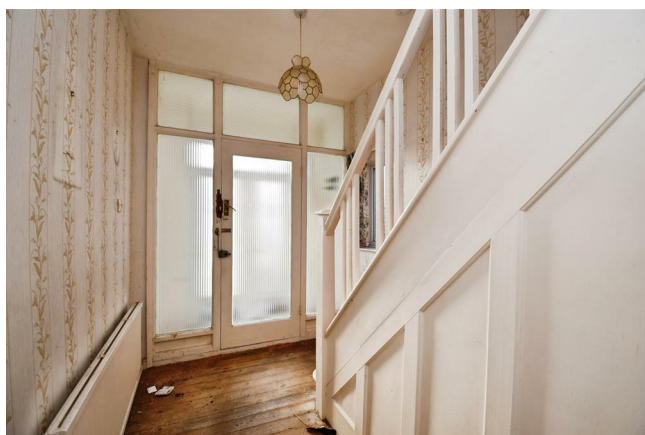
The accommodation comprises

Ground floor

Porch

UPVC double glazed French doors opening to :

Hallway



French doors, two UPVC double glazed window, central heating radiator, under stairs storage cupboard, and wooden flooring. Leading to :

Lounge 14'10" x 13'4" (4.53 x 4.07 )



UPVC double glazed bay window, central heating radiator, feature fireplace, and carpeted flooring.

Dining room 11'11" x 12'3" (3.64 x 3.75)



UPVC double glazed bay window, central heating radiator, feature fireplace, and carpeted flooring.

Kitchen 18'3" x 7'11" maximum (5.57 x 2.42 maximum )



UPVC double glazed door, two UPVC double glazed windows and bow window, central heating radiator, and tile effect laminate flooring, fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with dual taps, and provision for a gas cooker.

First floor



### Landing

With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 12'2" x 12'3" (3.73 x 3.75 )



UPVC double glazed bay window, central heating radiator, feature fireplace, fitted storage cupboard, and carpeted flooring.

Bedroom two 12'0" x 12'3" (3.66 x 3.75 )



UPVC double glazed window, central heating radiator, feature fireplace, fitted storage cupboard, and carpeted flooring.

Bedroom three 8'5" x 7'8" (2.59 x 2.36 )



UPVC double glazed window, central heating radiator, and wooden flooring.

### Bathroom



UPVC double glazed window, central heating radiator, built-in storage cupboard, partly tiled to splashback areas, and tile effect laminate flooring. Furnished with a two-piece suite comprising panelled bath with mixer tap and shower, and pedestal sink with dual taps.

### W.C.

UPVC double glazed window, and tile effect laminate flooring. Furnished with a low flush W.C.

### Externally



Externally to the front approach, there is a lawned garden with hedging that provides a high degree of privacy. A side drive extends down the side of the building to the rear, which is also laid to lawn and enclosed by boundary fencing.

### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030300018308

Council Tax band - B

### EPC rating

EPC rating - TBC

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

#### 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 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.

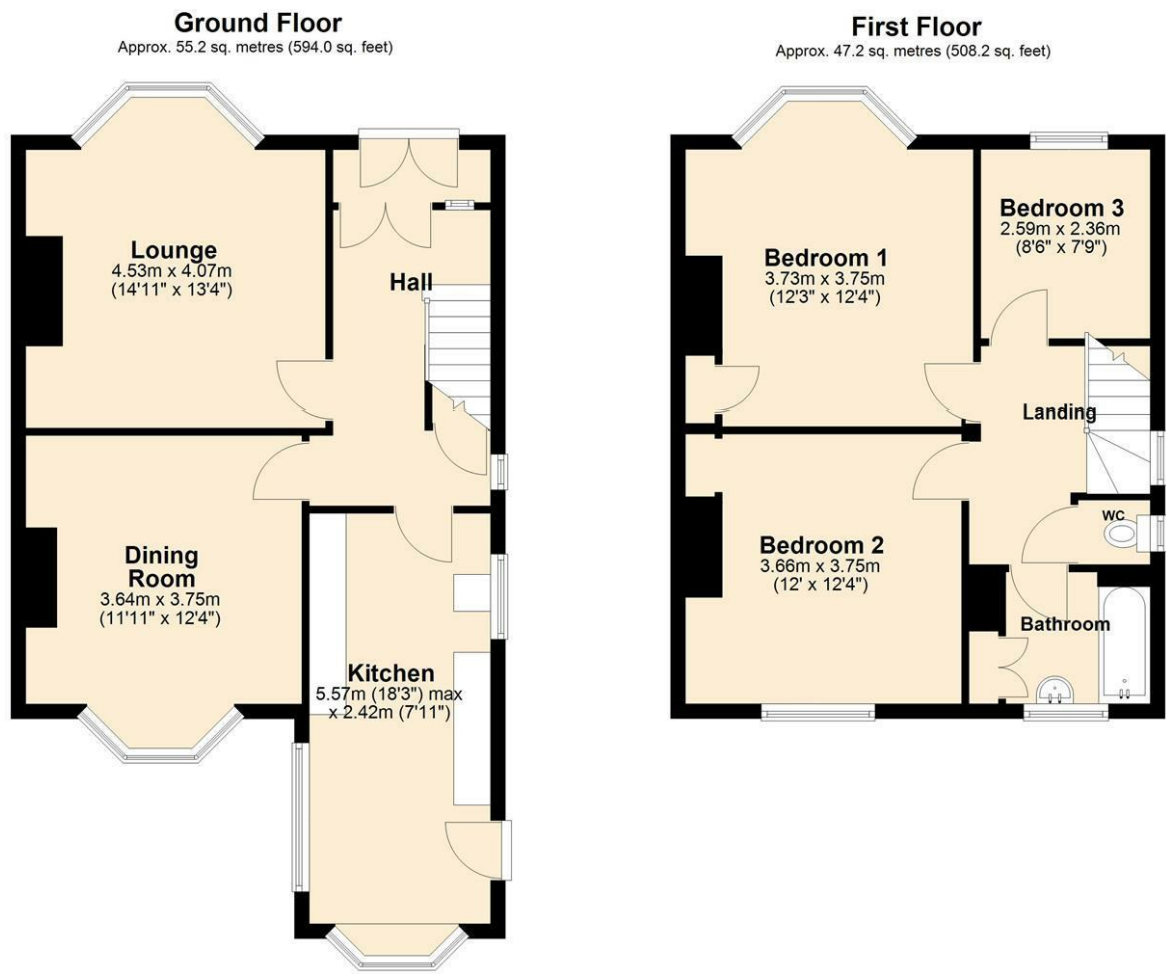
#### Free Market Appraisals / Valuations

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.

#### Whitakers Estate Agent Declaration

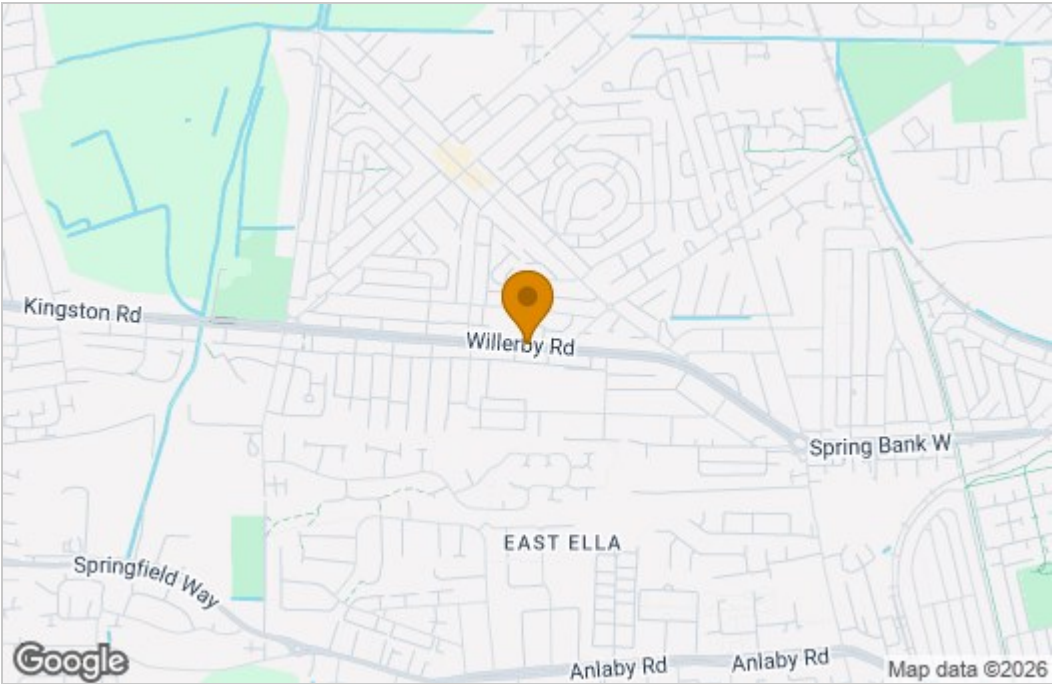
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Floor Plan

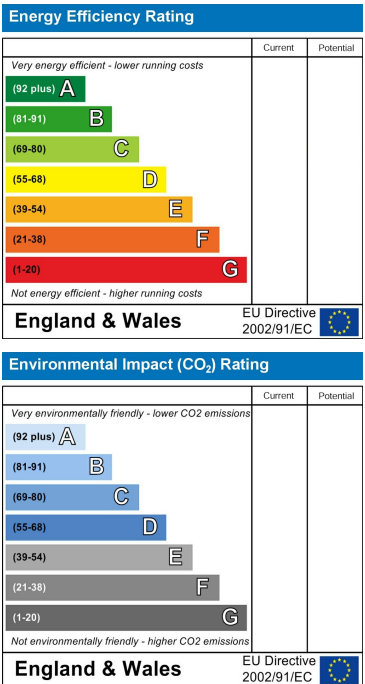


Total area: approx. 102.4 sq. metres (1102.2 sq. feet)

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.