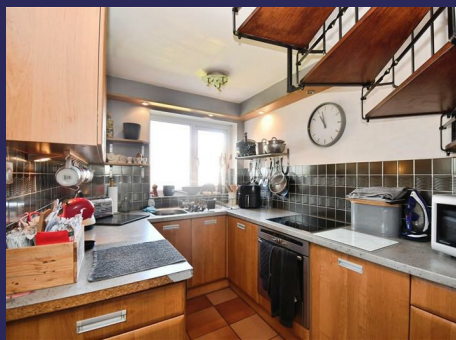


# Whitakers

Estate Agents



## 29 Birch Close, Hull, HU5 5YR

**Auction Guide £85,000**

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

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

Whitakers Estate Agents are pleased to introduce this quarter house which is offered to the market via the Modern Method of Auction.

Upon entering through the porch, the resident is greeted by an open plan lounge and fitted kitchen. Fixed stairs rise to the first floor which boasts a master bedroom with fitted wardrobes and a desk, and a shower room.

Externally to the front aspect, there is an enclosed lawned garden, complimented with a wooden decking seating area and a shed along with allocated parking space for the residence.

Taken together, the accommodation on offer would ideally suit a first time buyer wanting to make their initial step onto the property ladder, or anyone looking to comfortably downsize without heavily compromising on living space available.

### Auctioneers 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

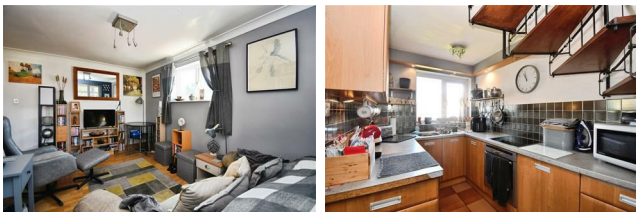
##### Porch

UPVC double glazed door and windows, built-in storage cupboard, and tiled flooring. Leading to :

##### Lounge 13'0" x 8'7" (3.98 x 2.63 )

UPVC double glazed door and windows, central heating radiator, and laminate flooring.

##### Kitchen 10'4" x 6'7" (3.17 x 2.02 )



UPVC double glazed window, and tiled flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, a washing machine, and integrated oven with hob above.

#### First floor

##### Landing

With access to the loft hatch, and carpeted flooring. Leading to :

##### Bedroom 13'0" x 10'6" (3.98 x 3.21 )



Two UPVC double glazed windows, central heating radiator, fitted wardrobes and desk, and carpeted flooring.

##### Shower room



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising walk-in shower enclosure, vanity sink, and low flush W.C.

#### External



Externally to the front aspect, there is an enclosed lawned garden, complimented with a wooden decking seating area together with a shed and allocated parking space for the residence.

#### Tenure

The property is held under Freehold tenureship

#### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL023029000

Council Tax band - A

#### EPC rating

EPC rating - TBC

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 11 Mbps / Superfast 33 Mbps / 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.

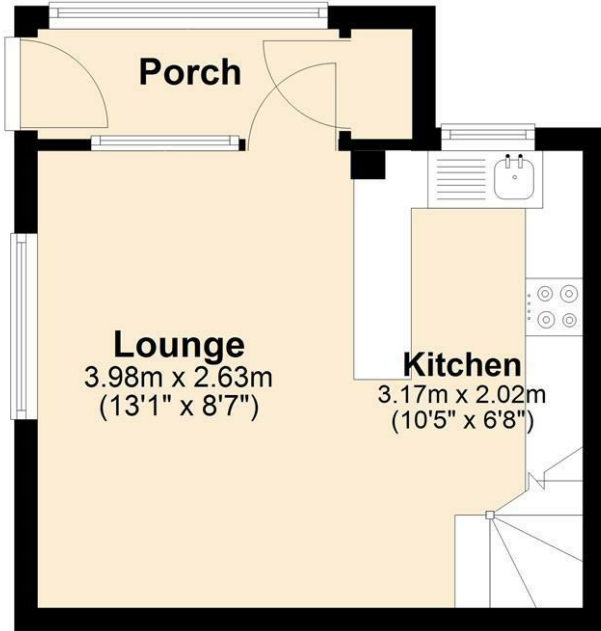
#### Whitakers Estate Agent Declaration

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.

# Floor Plan

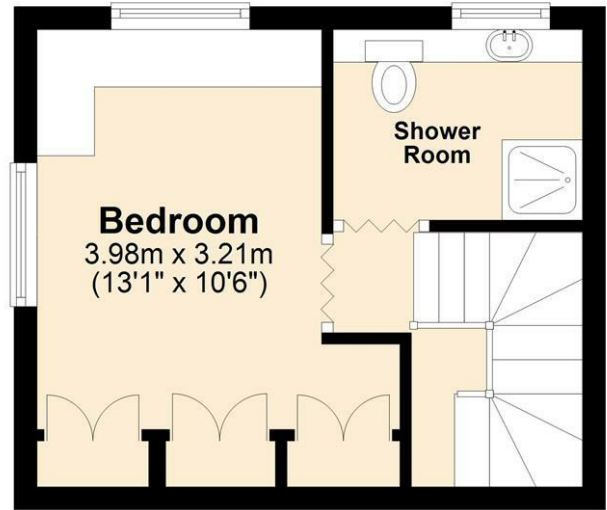
## Ground Floor

Approx. 22.5 sq. metres (242.0 sq. feet)



## First Floor

Approx. 19.0 sq. metres (204.1 sq. feet)



Total area: approx. 41.4 sq. metres (446.0 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.