



1 Rokeby Park

, Hull, HU4 7QD

Auction Guide £100,000



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Auction

For sale by Modern Method of Auction; Starting Bid Price £100,000 plus Reservation Fee.

Auctioneer 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 buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. 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.

This property is for sale by the Yorkshire Property Auction powered by iam-sold Ltd

Description

No Onward Chain!

This three bed semi-detached property has been altered and enhanced from its original design, making it larger than its unextended neighbouring properties, ideal for the growing family in this much sought after location.

Standing on a corner plot and tucked back away from the road, the main features include porch, entrance hall, front lounge with bay window, open plan dining room and fitted kitchen off. The first floor boasts three good bedrooms (beds one and two are fitted) along with the family bathroom suite which is currently a wet room.

Externally to the front is an enclosed garden which is low maintenance in design with mature boarders and shrubs and side drive leading to the garage. The rear garden is also enclosed to the boundary and again low maintenance in design.

This property would benefit from some TLC / Modernisation however priced to reflect this.

Early viewings are advised.

Porch

Tiled floor and walls, wooden door leading to the hallway.

Hallway

Radiator.

Lounge Area

11'7 x 10'11 (3.53m x 3.33m)

UPVC double glazed bay window and two UPVC double glazed windows. Gas fire and under stairs storage.

Dining area

17'4 x 10'5 (5.28m x 3.18m)

Kitchen

10'4 x 9'1 (3.15m x 2.77m)

UPVC double glazed window, a range of base, drawer and wall units with worktops and splash back tiles above. Tiled floors and walls.

Landing

UPVC double glazed window and loft hatch.

Bedroom One

11'7 x 9'6 (3.53m x 2.90m)

UPVC double glazed window and radiator.

Bedroom Two

10'7 x 8'11 (3.23m x 2.72m)

UPVC double glazed window, radiator and fitted wardrobes.

Bedroom Three

8'2 x 7'4 (2.49m x 2.24m)

UPVC double glazed window, radiator and over head storage.

Wet Room

7'10" x 6'1" (2.39 x 1.86)

UPVC double glazed window, walk in enclosed electric shower, low flush WC and pedestal sink unit and radiator.

Gardens

Externally to the front is an enclosed garden which is low maintenance in design with mature boarders and shrubs and side drive leading to the garage. The rear garden is also enclosed to the boundary and again low maintenance in design.

Additional products and services

Whitakers 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.

Disclaimer

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.

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Sales 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

Local Authority Kingston-upon-hull (city And County Of)
Council Tax Band - A

Tenure

Freehold



Road Map



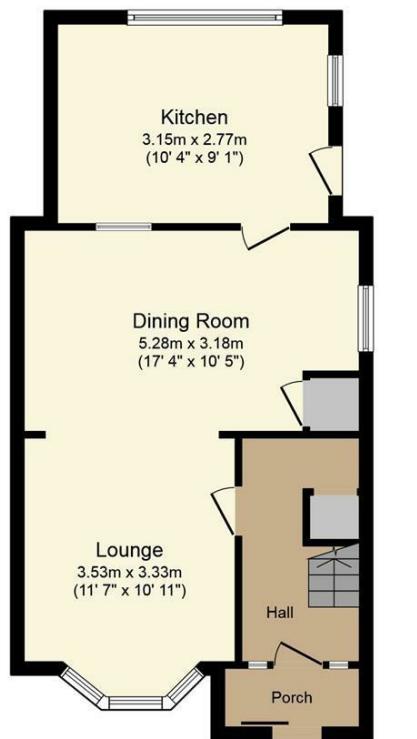
Hybrid Map



Terrain Map



Floor Plan



Ground Floor
Floor area 52.9 sq.m. (569 sq.ft.) approx



First Floor
Floor area 36.8 sq.m. (396 sq.ft.) approx

Total floor area 89.7 sq.m. (965 sq.ft.) approx

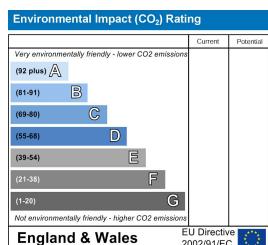
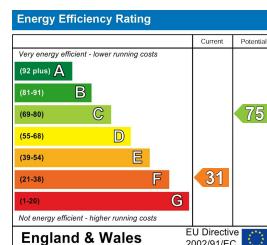
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 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 firms employment has the authority to make or give any representation or warranty in respect of the property.