Whitakers
Estate Agents









25 Brixham Court, Hull, HU3 5EA

£50,000

No Onward Chain!
Offered to the market with no onward chain, this one-bedroom retirement bungalow forms part of a small and well-established over-55s development, ideal for those looking to enjoy the convenience of single-level living.

Requiring a programme of modernisation, the property has been realistically priced to reflect the work required, presenting an excellent opportunity to create a home to your own specification rather than paying a premium for someone else's choices.

The accommodation briefly comprises an entrance hall with two useful storage cupboards, a wet room with walk-in shower, a comfortable lounge and a fitted kitchen. Warden-controlled emergency pull cords are fitted in selected rooms for added peace of mind.

Outside, there is a low-maintenance front garden, with residents' allocated parking located nearby.
A property with plenty of potential, offered with vacant possession and ready for its next chapter.

The Accommodation Comprises

Entrance
Storm porch to a wooden glazed front door

Hallway
Central heating radiator and two useful storage cupboards

Lounge / Diner 16'1 x 10'9 (4.90m x 3.28m)



With a wooden double glazed window and central heating radiator

Kitchen 10'10 x 7'8 (3.30m x 2.34m)



With a range of floor and eye level units and complimentary work surfaces above and splash back tiling. Wooden double glazed window.

Bedroom One 11'11 x 9'11 (3.63m x 3.02m)



With laminate flooring and central heating radiator. Wooden double glazed window.

Wet Room 8'4 x 6'5 (2.54m x 1.96m)



With walk in shower enclosure and electric shower above, pedestal sink and a low flush toilet. Wooden double glazed window.

External





With a low maintenance paved garden and residents parking

Tenure
The property is freehold.

Council Tax
Council Tax Band- A

EPC Rating
EPC Rating- E

Service Charge
Please note a service charge is applicable for this property of approximately £966.56 per annum.

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - EE/Three/Vodafone/O2
Broadband - Basic 2 Mbps Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.

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.

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 Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

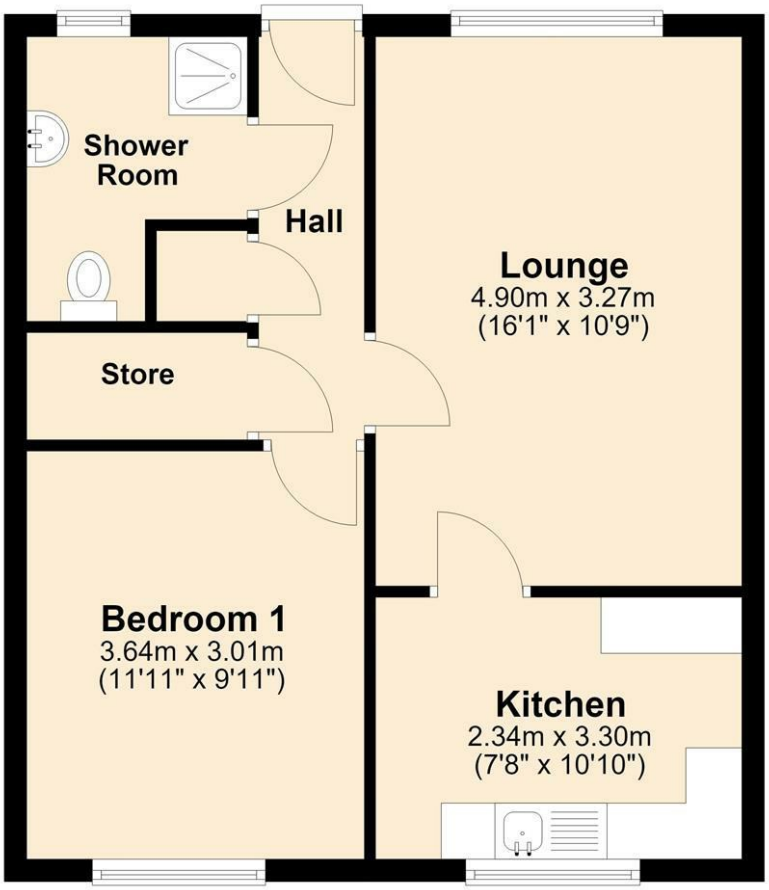
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

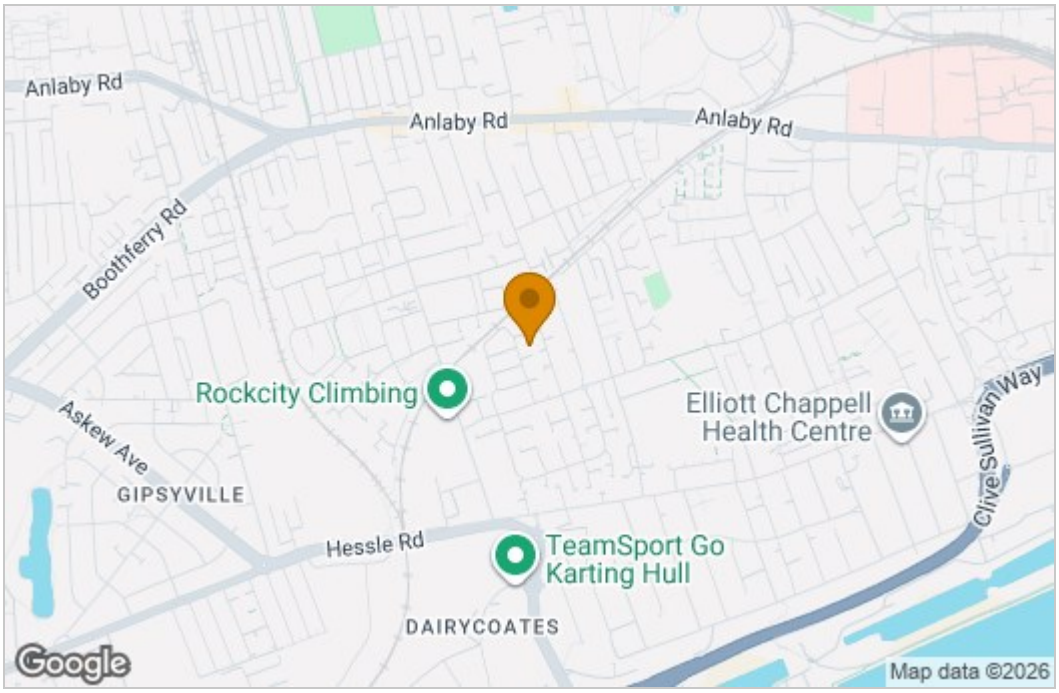
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

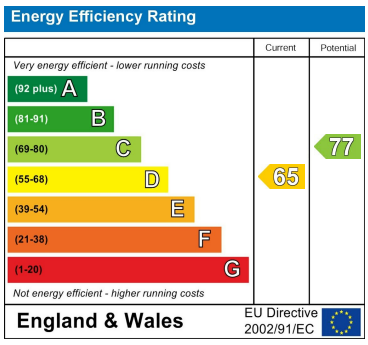
Ground Floor

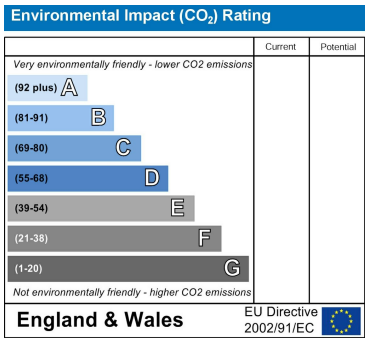


Area Map



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.

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