

Whitakers

Estate Agents



374 North Road, Hull, HU4 6DD

Auction Guide £90,000

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 buyers solicitor (for standard Grade 1 properties). 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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 £349 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.

Description

**** NO ONWARD CHAIN ****

Introducing this traditional mid-terrace property which offers a new owner to enhance to their growing family's taste in cosmetic design.

The main features include - entrance hall, bay fronted lounge, spacious sitting room, and fitted kitchen; to the first floor, there are two fitted double bedrooms, a good third bedroom, and a bathroom.

The accommodation comprises

Front external



Externally, there is a paved forecourt with fencing to the surround.

Ground floor

Hall

UPVC double glazed door, central heating radiator, under stairs storage cupboard, and carpeted flooring.

Lounge 12'11" x 11'10" maximum (3.94 x 3.62 maximum)



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

Dining room 12'10" x 11'2" (3.93 x 3.42)



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

Kitchen 18'7" x 6'10" (5.68 x 2.10)



UPVC double glazed door and windows, central heating radiator, tile effect laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, and plumbing for a washing machine.

First floor

Landing

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

Bedroom one 14'11" x 11'5" (4.56 x 3.49)



UPVC double glazed bay window, central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom two 11'5" x 11'2" (3.50 x 3.41)



UPVC double glazed window, central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom three 9'6" x 6'0" (2.92 x 1.83)



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

Bathroom



UPVC double glazed window, central heating radiator, fully tiled with tile effect laminate flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with dual taps, and low flush W.C.

Rear external



The enclosed rear garden is low maintenance in design being gravelled, and complimented by a patio seating area.

Off-street parking

Double-width gates in the boundary fencing at the back of the plot open to allow off-street parking.

Aerial view of the property



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030175037401

Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 1000 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.

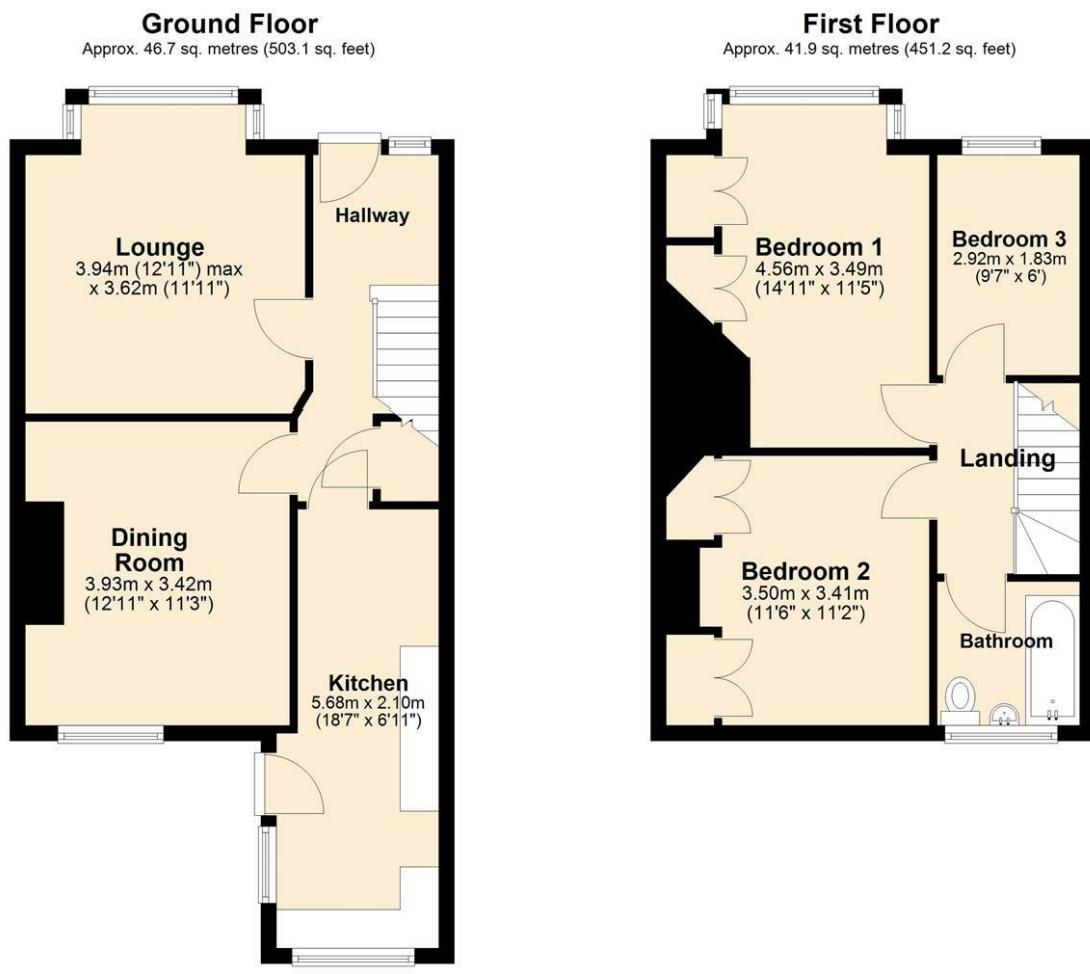
Free Market Appraisals / Valuations

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.

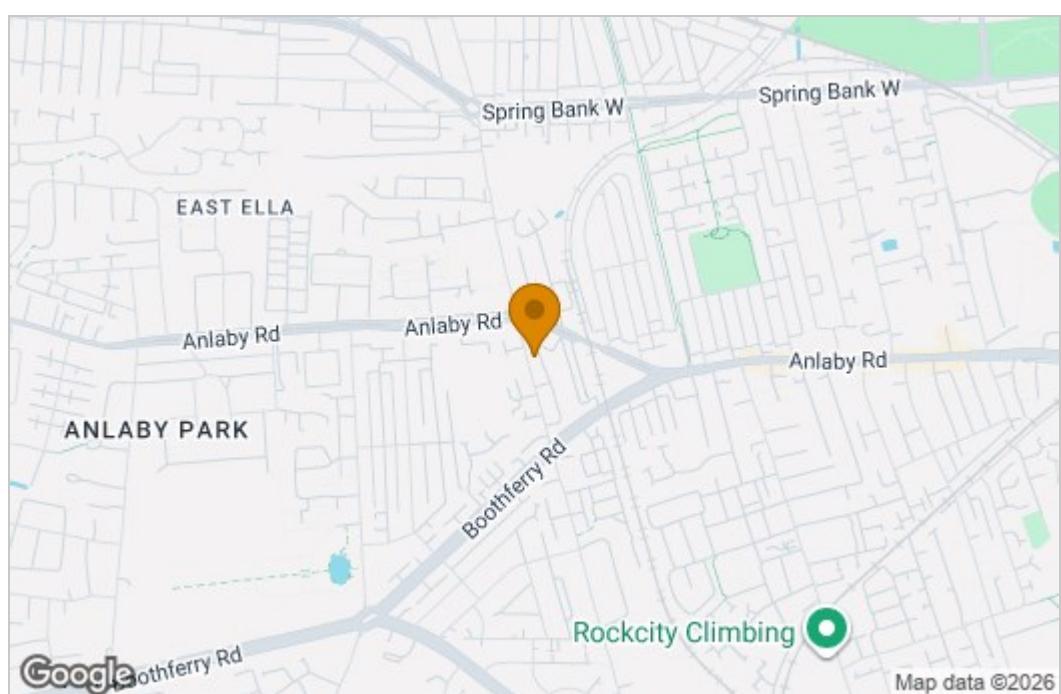
Whitakers Estate Agent Declaration

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.

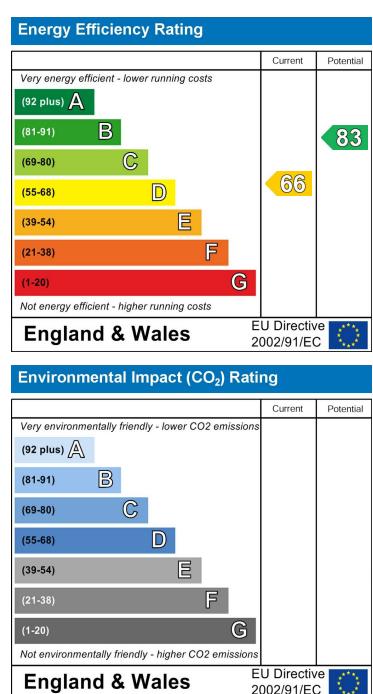
Floor Plan



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.