

Whitakers

Estate Agents



162 Bristol Road, Hull, HU5 5XW

Auction Guide £90,000

**** NO ONWARD CHAIN ****

This three bedroom mid-terrace property has been extended from its original design and offers the potential for a first time buyer or growing family to purchase an attractive home they can implement their own cosmetic tastes upon.

Briefly comprising entrance hall, open plan lounge / dining area and fitted kitchen with rear lobby and W.C. off. The first floor boasts three bedrooms and a bathroom furnished with a two-piece suite.

Externally to the front aspect there is a lawned garden with perimeter fencing. The enclosed rear garden is low maintenance in design being block paved and benefits from having a detached garage which is accessed by an up-and-over door via the rear ten-foot.

Early viewing is recommended to avoid disappointment.

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

Front external



Externally to the front aspect there is a lawned garden with perimeter fencing.

Ground floor

Entrance hall

UPVC double glazed entrance door with side window, central heating radiator and laminate flooring. Leading to :

Lounge 13'3" x 10'11" (4.05 x 3.35)



UPVC double glazed bay window, central heating radiator, electric fire with marbled hearth and decorative wooden surround and laminate flooring.

Dining area 6'5" x 13'9" (1.98 x 4.21)



Under stairs storage cupboard, contemporary worktop and laminate flooring.

Kitchen 11'10" x 12'4" maximum (3.62 x 3.76 maximum)



UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and integrated

oven with four ring gas hob and extractor hood above.

Rear lobby

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

W.C.

UPVC double glazed window, central heating radiator, partly tiled with laminate flooring and furnished with a low flush W.C.

First floor

Landing

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

Bedroom one 10'2" x 10'11" (3.11 x 3.33)



UPVC double glazed bay window, central heating radiator, over stairs storage cupboard and carpeted flooring.

Bedroom two 15'5" x 6'0" (4.71 x 1.83)



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

Bedroom three 11'10" x 5'10" (3.62 x 1.80)



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

Bathroom



Central heating radiator, partly tiled to splashback areas with laminate flooring and furnished with a two piece suite comprising panelled bath with mixer tap and electric shower and pedestal sink with dual taps.

Rear external



The enclosed rear garden is low maintenance in design being block paved and benefits from having a detached garage which is accessed by an up-and-over door via the rear ten-foot.

Location

The property is located on the ever popular Bristol Road in Hull; it is conveniently placed close to the well-connected Willerby Road which hosts an array of amenities including the Springhead Park and Golf Club, convenience stores and dining facilities, but also allows easy access to the Hull City center and surrounding villages. The accommodation also falls within the catchment of a number of high Ofsted rated schools.

Tenure

The property is held under Leasehold tenureship

Council Tax band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00030390016204

Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 8 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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

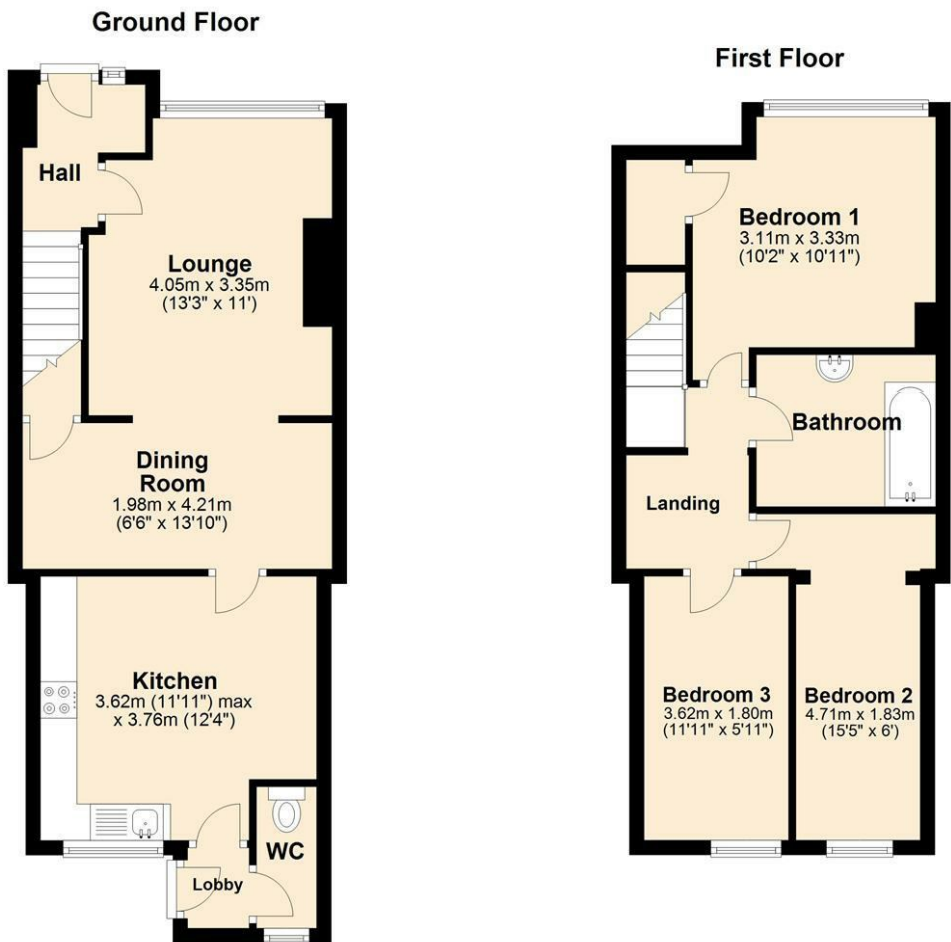
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you

need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

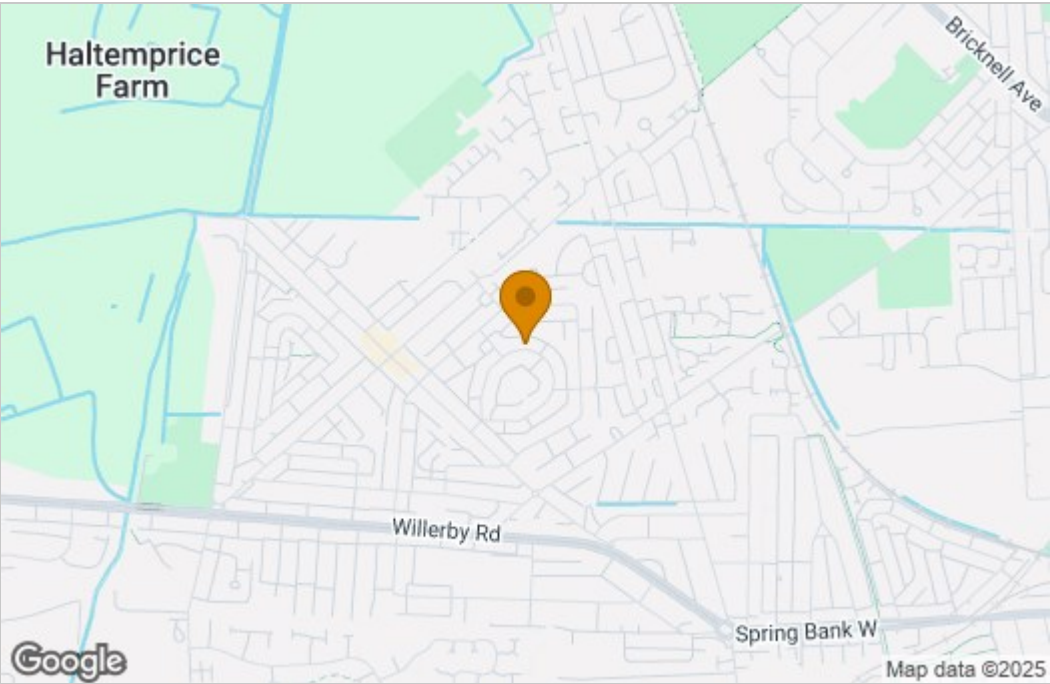
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Floor Plan

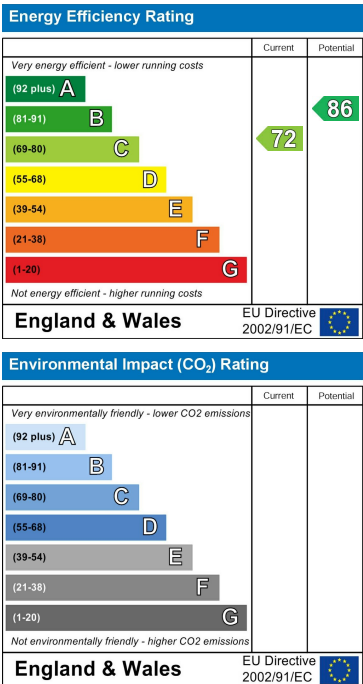


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.