

Whitakers

Estate Agents



976 Anlaby Road, Hull, HU4 6AT

Auction Guide £155,000

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

No Onward Chain

This deceptively spacious three-bedroom family home is offered to the market with no onward chain, occupying a sought-after residential position in Hull, well placed for a wide range of local amenities, transport links and reputable schooling, making it an excellent opportunity for families, investors or buyers looking to add value.

Requiring a degree of cosmetic improvement, the property has been priced accordingly, offering purchasers the chance to modernise to their own specification rather than paying a premium for somebody else's finish or style.

The accommodation briefly comprises; a spacious 9ft entrance hall, generous lounge opening through to the dining area, fitted kitchen and a substantial 15ft brick-built store. To the first floor are three well-proportioned bedrooms together with the family bathroom and separate W.C.

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 Property Comprises

Ground Floor

Entrance

Wooden glazed front door

Hallway 9'11 x 7'4 (3.02m x 2.24m)



Spacious hallway with stairs to the first floor

Lounge 12'8 x 11'6 (3.86m x 3.51m)



Upvc double glazed window and an open fire with tiled inset and hearth

Dining Room 11'6 x 9'2 (3.51m x 2.79m)



Double glazed patio doors leading to the garden

Kitchen 9'11 x 9'2 (3.02m x 2.79m)



With floor and eye level units and worktops above, pantry / store cupboard and a UPVC double glazed window

Store 15'10 x 6'9 (4.83m x 2.06m)



Brick built store attached to the property with Upvc double glazed windows

First Floor

Landing

Upvc double glazed window, loft hatch and store cupboard

Bedroom One 12'8 x 9'10 tfw - 11'6 tbw (3.86m x 3.00m tfw - 3.51m tbw)



Fitted wardrobes and Upvc double glazed window

Bedroom Two 11'6 x 9'3 (3.51m x 2.82m)



Upvc double glazed window

Bedroom Three 9'11 x 7'6 (3.02m x 2.29m)
Upvc double glazed window

Bathroom 7'8 x 6'1 (2.34m x 1.85m)



With a panelled bath and pedestal sink. Part tiled and an electric shower. Upvc double glazed window.

W.C

With a low flush toilet and Upvc double glazed window

External



With a walled front garden and well stocked mature borders. The rear garden is enclosed to the boundary, mainly laid to lawn with mature well stocked borders.

EPC

The EPC rating is G

Council Tax

Local Authority: City Of Kingston Upon Hull

Council Tax Band: B

Tenure

Tenure: Freehold

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.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband -Basic 11 Mbps Ultrafast 10000 Mbps

Coastal Erosion - N/A

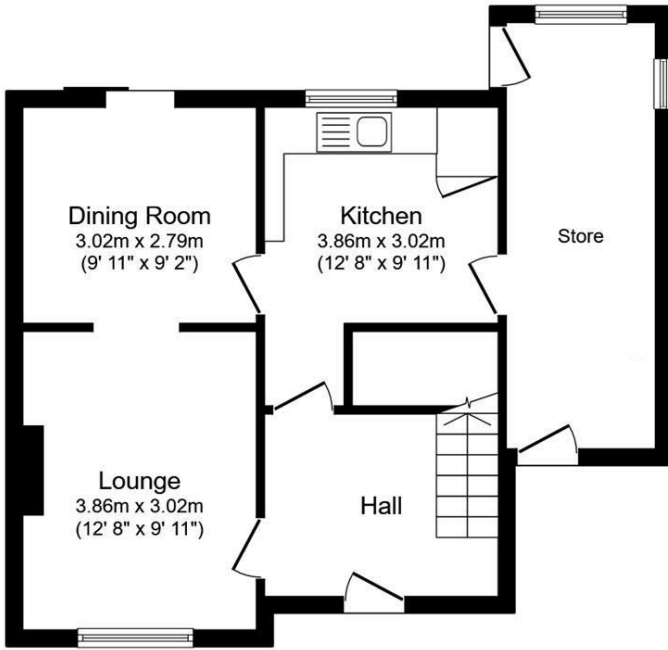
Coalfield or Mining Area - N/A

Whitakers Estate Agent Declaration

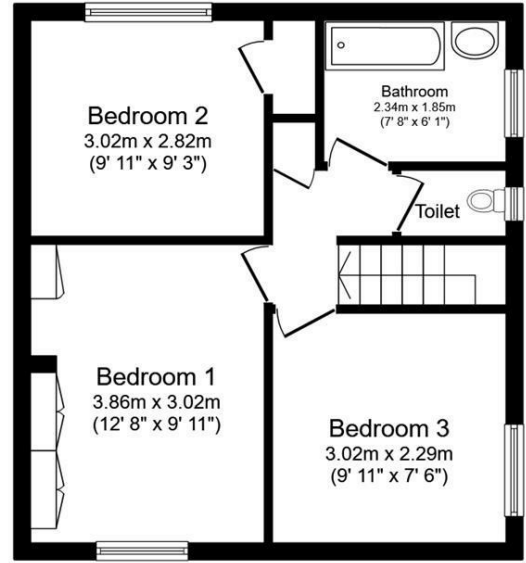
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Floor Plan



Ground Floor
 Floor area 51.2 sq.m. (551 sq.ft.)

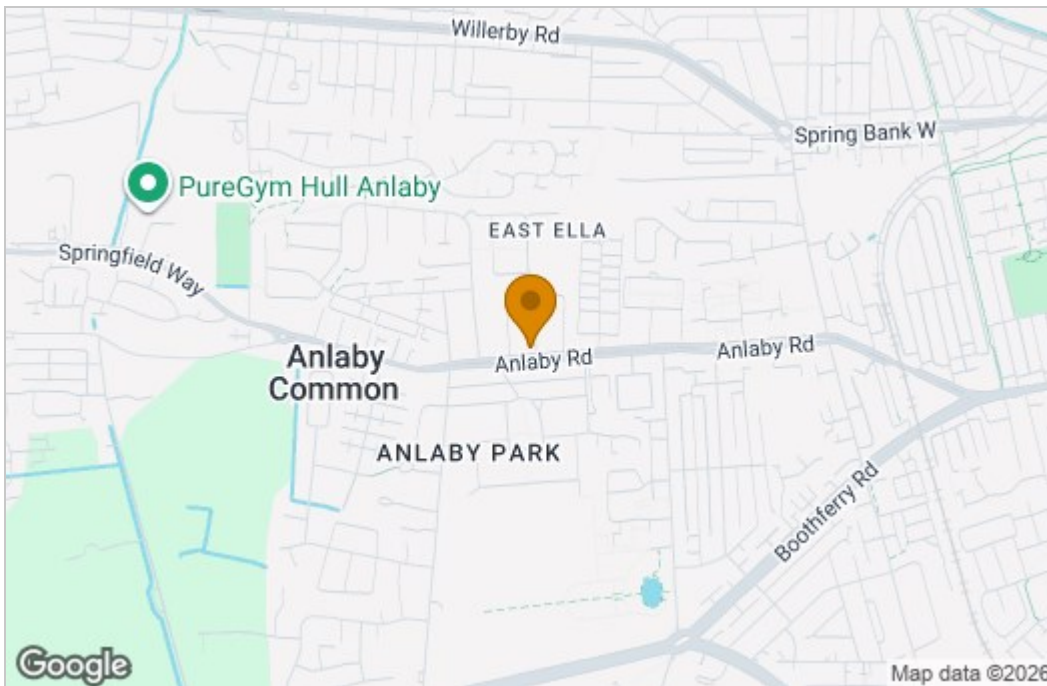


First Floor
 Floor area 41.5 sq.m. (447 sq.ft.)

Total floor area: 92.7 sq.m. (998 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		14	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.