

# Whitakers

Estate Agents



**46 Fishemore Avenue, Hessle, HU13 9JP**

**Auction Guide £125,000**

\*\*\* This property is for sale by the Modern Method of Auction - see Auctioneer Comments below \*\*\*

\*\* NO ONWARD CHAIN \*\*

Ideally suited for a developer or buyer wanting to renovate their own home, this traditional end-terrace property offers an abundance of potential for those seeking to invest or reside within the sought after Hessle Parish.

Briefly comprising hallway, bay fronted lounge, and through dining room / kitchen to the ground floor, attached outhouse with w.c, the first floor boasts three bedrooms and a bathroom.

A fixed staircase leads to the loft area that could be used as additional living space or storage.

Externally there is a gravelled forecourt with fencing to the surround, and an enclosed rear garden that is mainly laid to lawn.

### Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

The accommodation comprises

### External



Externally there is a gravelled forecourt with fencing to the surround, and an enclosed rear garden that is mainly laid to lawn.

### Ground floor

#### Hall

UPVC double glazed door with side window, gas wall heater, under stairs storage cupboard, and laminate flooring. Leading to :

### Lounge 14'10" x 13'1" (4.53 x 4.00 )



UPVC double glazed bay window, gas fire with marbled inset / hearth, and laminate flooring.

### Dining area 9'11" x 9'4" (3.03 x 2.87 )



UPVC double glazed window, gas wall heater, and laminate flooring.

### Kitchen 9'10" z 10'2" (3.01 z 3.10 )



UPVC double glazed door, UPVC double glazed window, tiled flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with dual taps, plumbing for a washing machine, and oven with hob and hood above. Leading to:

### Outhouse

Storage area with w.c

## First floor

### Landing

Fixed staircase to the loft room, and carpeted flooring. Leading to :

Bedroom one 9'2" x 11'3" (2.81 x 3.45 )



UPVC double glazed window, built-in storage cupboards, and laminate flooring.

Bedroom two 9'4" x 9'2" (2.87 x 2.8 )



UPVC double glazed window, built-in storage cupboard, fitted wardrobe, and laminate flooring.

Bedroom three 9'4" x 7'5" (2.87 x 2.28 )



UPVC double glazed window, and laminate flooring.

## Bathroom



UPVC double glazed window, tiled walls, and furnished with a three-piece suite comprising panelled bath with electric shower over, vanity sink, and low flush W.C.

## Second floor

Loft room 12'10" x 16'2" (3.92 x 4.94 )

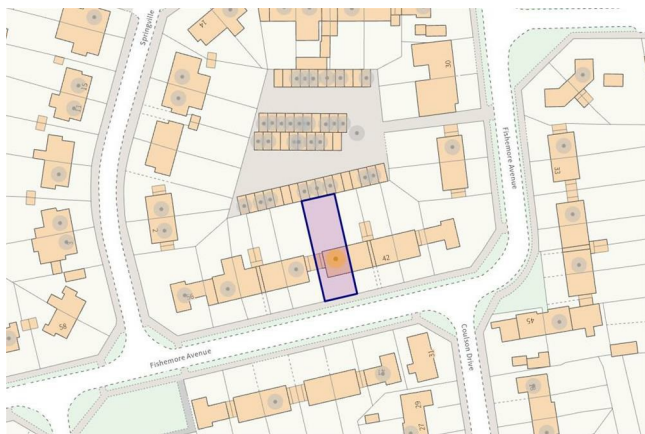


Two roof windows, walk-in wardrobe, storage in the eaves, and carpeted flooring.

## Aerial view of the property



### Land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES123046000

Council Tax band - A

### EPC rating

EPC rating - TBC

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

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

Broadband - Ultrafast 10000 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

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.

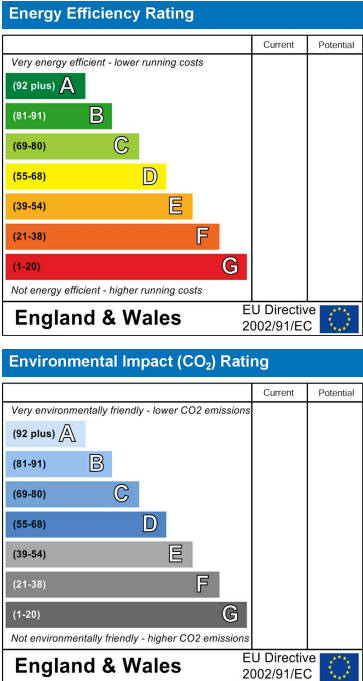
Floor Plan



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.