

Whitakers

Estate Agents



75 Westbourne Avenue, Hull, HU5 3HW

Auction Guide £190,000

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

The accommodation comprises

Front external

Externally to the front aspect, there is a low maintenance courtyard with boundary hedging and wrought iron fencing to the surround.

Ground floor

Porch

Wooden glazed entrance door, and tiled flooring, Wooden stained glass door opening to :

Hall

Wooden glazed entrance door with stained glass side window, two central heating radiators, two under stairs storage cupboards, a combination of carpeted and laminate flooring, and storage area with UPVC double glazed windows.

Living room 19'8" x 14'5" maximum (6.00 x 4.40 maximum)



Wooden single glazed bay window, central heating radiator, fireplace with wooden surround, and carpeted flooring.

Sitting room 15'5" x 12'11" (4.70 x 3.96)



UPVC double glazed French doors, central heating radiator, fireplace with wooden surround, and carpeted flooring.

Study 14'11" x 8'9" (4.57 x 2.68)



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

Storage area / potential rear entrance hall

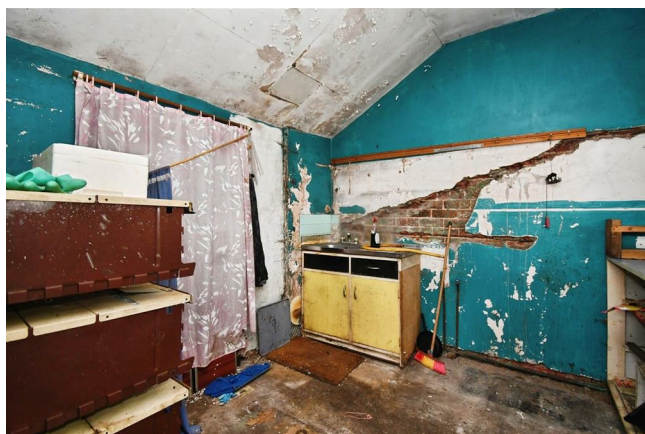
UPVC double glazed window, shelved for storage, and wooden flooring.

Kitchen / dining room 15'8" x 12'0" (4.80 x 3.68)



UPVC double glazed and wooden glazed windows, tiled flooring, built-in storage cupboards, and fitted with floor level units, worktop with splashback up stand above, and provision for a gas cooker with extractor hood above.

Utility room 9'4" x 9'5" (2.86 x 2.88)



Wooden glazed window, concrete flooring, and fitted with a vanity sink, and plumbing for a washing machine.

Lobby

UPVC double glazed door, and concrete flooring. Leading to :

Cloakroom

Concrete flooring, and furnished with a low flush W.C.

First floor

Split level landing

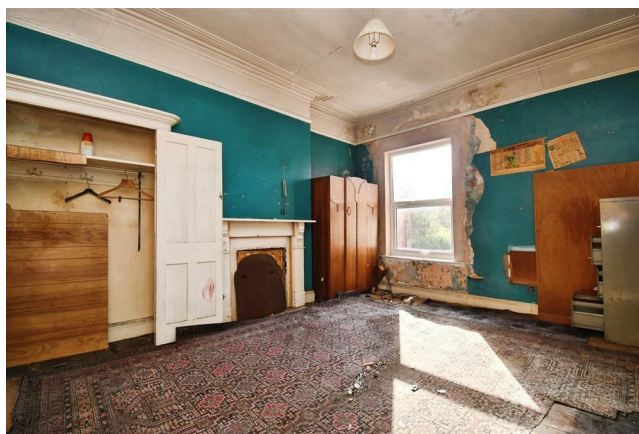
With access to the loft hatch, fitted storage cupboards, central heating radiator, and wooden flooring. Leading to :

Bedroom one 19'8" x 13'10" (6.00 x 4.22)



Wooden glazed bay window, central heating radiator, built-in storage cupboard, and wooden flooring.

Bedroom two 15'4" x 12'11" (4.68 x 3.96)



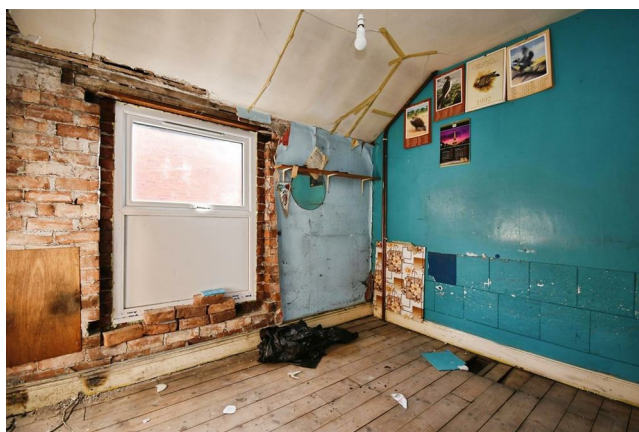
Wooden glazed bay window, central heating radiator, feature fireplace, built-in storage cupboard, and wooden flooring.

Bedroom three 15'6" x 12'1" (4.74 x 3.69)



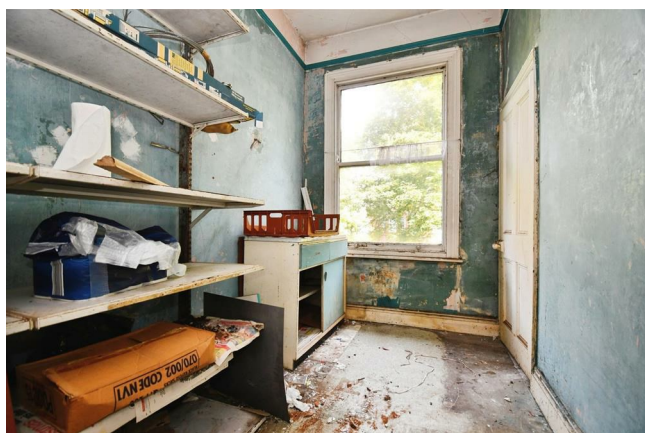
UPVC double glazed bay window, central heating radiator, heater with decorative wooden surround, and wooden flooring.

Bedroom four 10'11" x 8'10" (3.33 x 2.70)



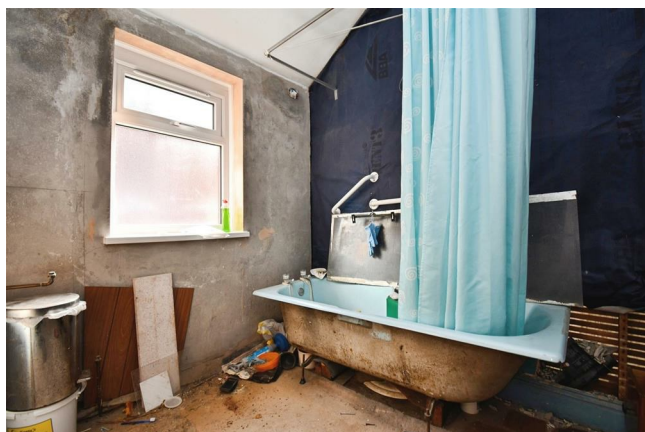
UPVC double glazed window, and wooden flooring.

Bedroom five / dressing room 11'7" x 6'3" (3.54 x 1.92)



Wooden glazed window, fitted shelving, and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, and furnished with a free-standing bath with dual taps.

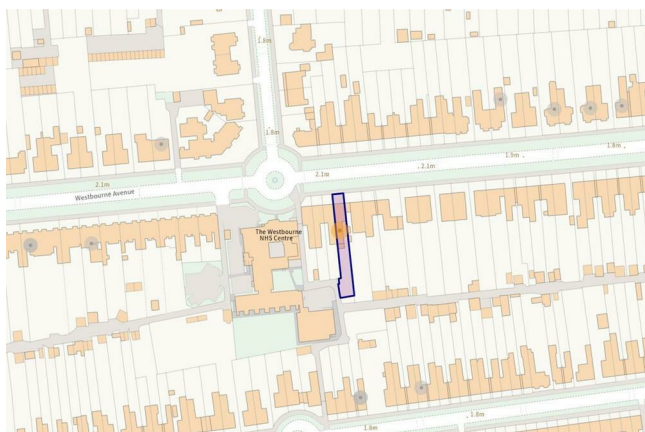
W.C.

UPVC double glazed window, partly tiled, and furnished with a low flush W.C.

Rear external

French doors in the dining room open to the enclosed rear garden.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00070055007507

Council Tax band - E

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - Avenues and Pearson Park

Flood Risk - Very low

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

Broadband - Basic 18 Mbps / Ultrafast 10000 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.

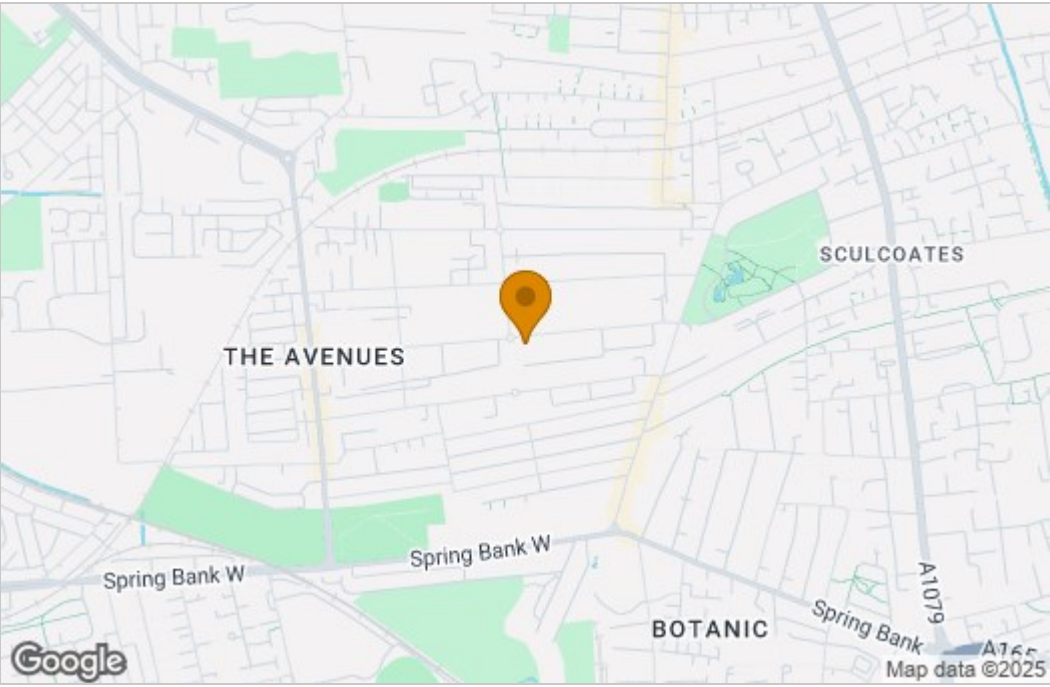
Whitakers Estate Agent Declaration

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.

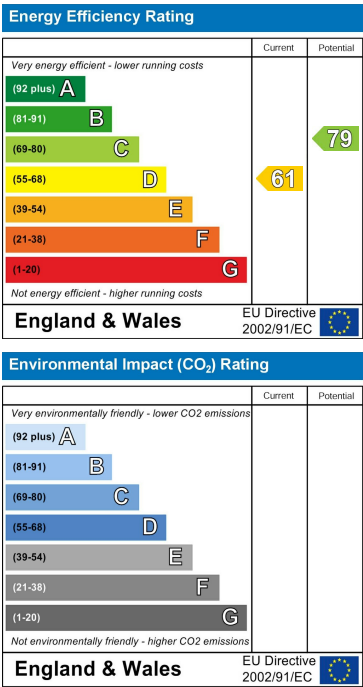
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.