

Whitakers

Estate Agents



514 Stroud Crescent East, Hull, HU7 4QW

By Auction £55,000

SITUATED JUST A STROLL AWAY FROM LOCAL SHOPS AND SCHOOLS, THIS WELL PRESENTED END TERRACE HOUSE IS A FABULOUS OPPORTUNITY FOR THE FIRST TIME BUYER AND A MUST VIEW FOR THE FAMILY UNIT LOOKING FOR THAT LITTLE BIT OF EXTRA ROOM.

THE ACCOMMODATION BRIEFLY AFFORDS RECEPTION HALL, LOUNGE, FITTED DINING KITCHEN, THREE FIRST FLOOR BEDROOM AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING

WITH ENCLOSED GARDENS TO THE FRONT AND REAR AND PLEASANT OUTLOOKS, EARLY INTERNAL INSPECTIONS ARE ENCOURAGED IN ORDER TO AVOID DISAPPOINTMENT

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).

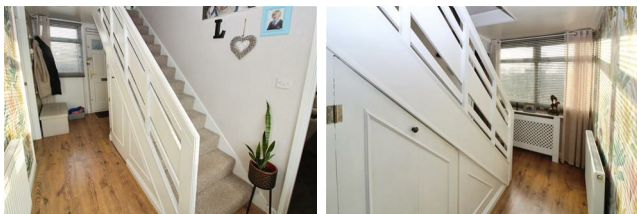
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Reception Hall



Attractive laminate flooring, a radiator and a useful under stairs storage cupboard.

Cloak Room



A wash hand basin and a low level wc unit

Lounge 15'1 x 14'7 (4.60m x 4.45m)



Again with attractive laminate flooring, window to the rear aspect and a radiator

Dining Kitchen 15'1 x 8'8 (4.60m x 2.64m)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. Windows to the front and rear aspects, laminate flooring, partially tiled walls, a radiator, plumbing for an automatic washing machine and a stainless steel over head extractor canopy.

Landing



"Letterbox" window to the rear aspect, built in storage cupboard and a radiator.

Bedroom One 15'1 x 8'11 (4.60m x 2.72m)



Window to the rear aspect and a radiator.

Bedroom Two 11'11 x 8'2 (3.63m x 2.49m)



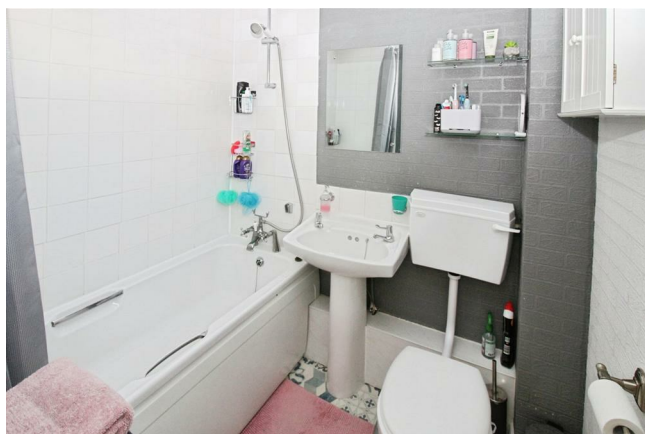
Window to the rear aspect and a radiator.

Bedroom Three 12'1 x 5'4 (3.68m x 1.63m)



Window to the rear aspect and a radiator

Bathroom 8'9 x 6'5 (2.67m x 1.96m)



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc unit. Partially tiled walls, a shower attachment to the bath and a chrome heated towel rail.

Gardens



To the front of the property is a small enclosed garden laid to paving with a good size storage shed and to the rear an enclosed garden laid mainly to lawn with two paved patio areas.

Tenure

This property is freehold

Council Tax

Hull City Council - band A

EPC

Awaited

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 sales 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.

Material Information:

Construction -Non standard construction

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 23 Mbps Ultrafast 1000 Mbps

Coastal Erosion -No

Coalfield or Mining Area -No

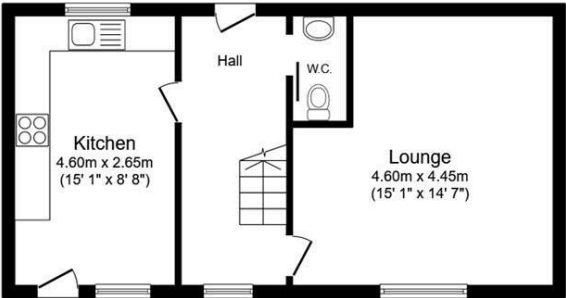
Planning -No

Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

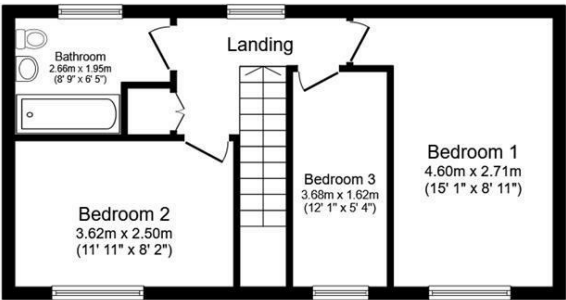
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan



Ground Floor

Floor area 42.3 sq.m. (455 sq.ft.)



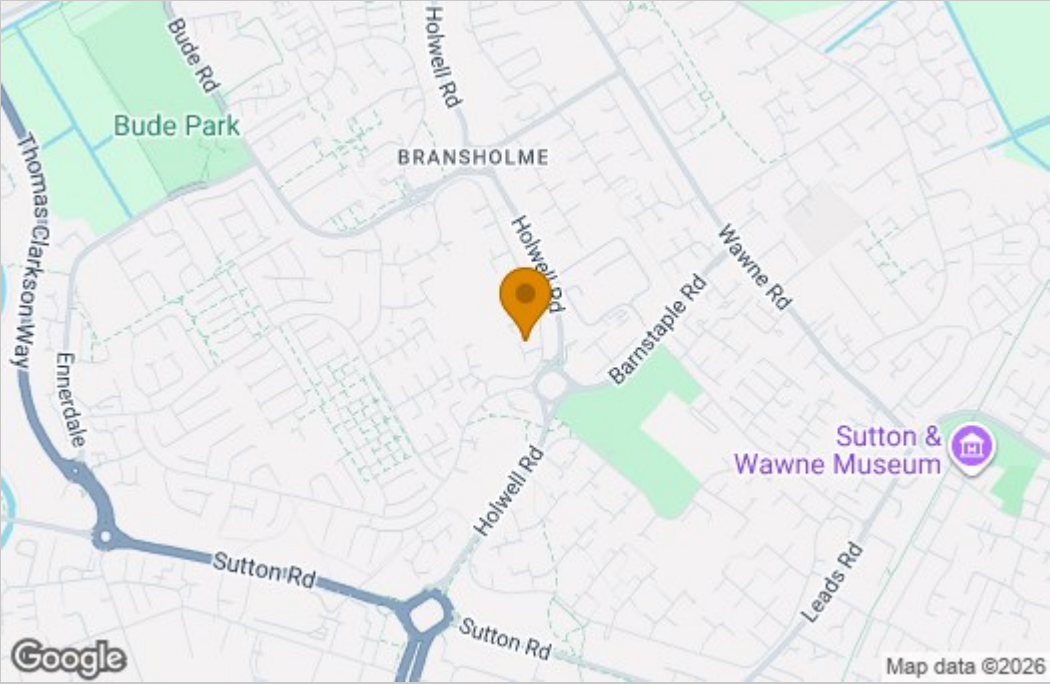
First Floor

Floor area 42.3 sq.m. (455 sq.ft.)

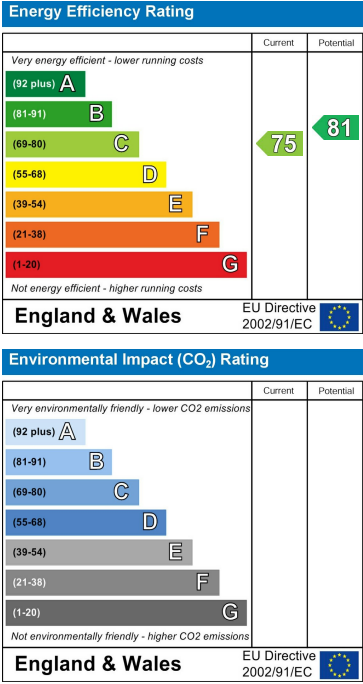
Total floor area: 84.5 sq.m. (910 sq.ft.)

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



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.