

# Whitakers

Estate Agents



## 281 James Reckitt Avenue, Hull, HU8 8LQ

**By Auction £90,000**

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 will pay £300 inc VAT for this pack.

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 £450. These services are optional.

This spacious 3 bedroomed end terraced property is available to purchase with NO ONWARD CHAIN!

Situated in a popular and sought after residential area, ideally placed for local shops and amenities together with well regarded primary and secondary schools, the property enjoys excellent transport links around the City.

Offering an outstanding opportunity for a discerning purchaser to really put their own stamp on a family home in a very desirable location.

Briefly comprising; entrance hallway, lounge, kitchen and downstairs wc to the ground floor, there are 3 well proportioned bedrooms and a family bathroom to the first floor. Also having the benefit of front and rear gardens and a detached garage with tenfoot access, early viewing is recommended!

## The Accommodation Comprises

### Entrance hallway

Composite front door into entrance hallway with stairs to first floor landing

Lounge 13' x 14' (3.96m x 4.27m)



With window to front aspect, built in cupboard and door into....

Kitchen 8'9 x 14' (2.67m x 4.27m)



Floor unit housing stainless steel sink/drain, separate larder with UPVC window, under stair cupboard, UPVC window to rear garden and door into...

### Rear Lobby

With door into rear garden and entry door into...

### Downstairs wc

with low flush wc and UPVC window to rear garden.

### First Floor Landing

Stairs from entrance hallway to first floor landing

Bedroom One 12'11 x 9'10 (3.94m x 3.00m)



With window to front aspect, fireplace and built in cupboard.

Bedroom Two 8'10 x 10'11 (2.69m x 3.33m)



With UPVC window to rear aspect and fireplace

Bedroom Three 9'9 x 7' (2.97m x 2.13m)



With window to front aspect

### Shower Room



Modern bathroom suite comprising enclosed shower cubicle, low flush wc and hand wash basin., fully tiled walls and UPVC window to rear aspect.

### Outside



The property stands on a generously sized plot with mature gardens to the front and side and gate access to the rear. To the rear is an enclosed garden laid to lawn with mature plants trees and shrubs, greenhouses and a detached garage which is accessed via rear ten-foot.

### Tenure

The property is Freehold

### Council Tax

Council Tax band B

Kingston upon Hull City Council

### 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.

#### Material Information:

Construction -

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 7 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

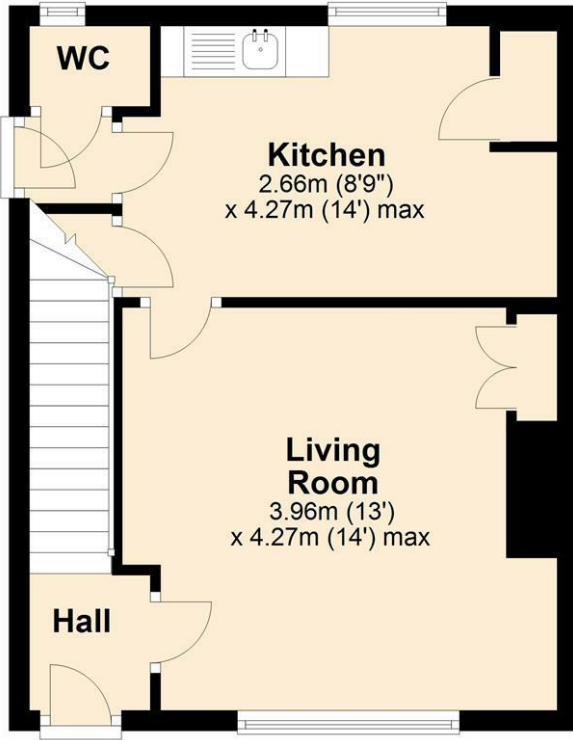
Planning - None specific to the property

#### Whitakers Estate Agent Declaration:

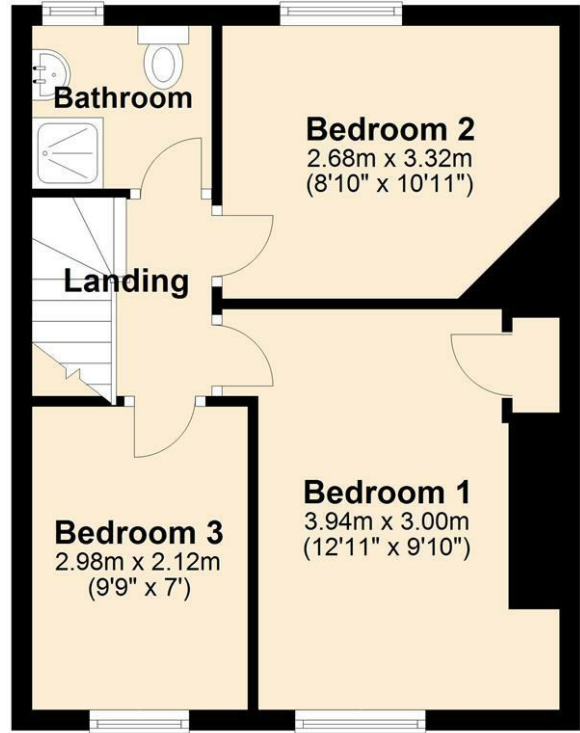
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

## Ground Floor



## First Floor

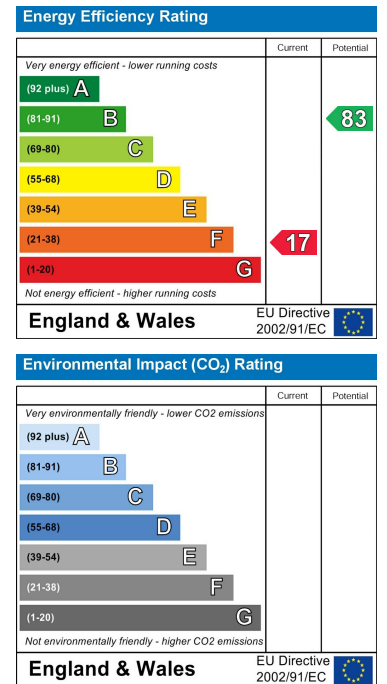


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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