

# Whitakers

Estate Agents



**11 Prince Street, Hull, HU1 2LJ**

**By Auction £180,000**

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 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

Located in the very heart of the "Old Town" in the City centre, this impressive Georgian property enjoys Grade Two listed status and represents a fabulous opportunity for the purchaser with a penchant for restoring such properties to their former glory.

Front External

Ground Floor

Entrance Reception Hall

Spacious with staircase off, access to the rear garden and a radiator

Through Lounge Dining Room

Lounge 15'7" x 13'7" (4.75 x 4.15)

Two windows to the front aspect, an Adam style fire surround with marble effect back and hearth incorporating a gas fire, a radiator, cornice to the ceiling surround and a ceiling rose and opens to:

Dining Area 12'5" x 12'3" (3.80 x 3.75)

Window to the rear aspect, cornice to the ceiling surround, a ceiling rose and a radiator.

Stairway

First Floor

Bedroom One 18'10" x 13'1" (5.75 x 4.00)

Two windows to the front aspect, a feature fire place, two ceiling roses and a radiator

Kitchen

A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the rear aspect, a radiator, plumbing for an automatic washing machine and integrated appliances include an electric oven and a four ring hob.

Second Floor Stairway

Top Floor

Bedroom Two 18'10" x 13'1" (5.75 x 4.00)

Two windows to the front aspect and a radiator.

Bathroom

A contemporary theme throughout with a white suite to to comprise panelled bath, wash hand basin within a vanity unit, a bidet and a dual flush low level wc. There is a plumbed shower unit within an independent enclosure, tiled walls and a chrome heated towel rail.

Garden

There is a small courtyard garden to the rear of the property

Car Parking

Within a private courtyard to the rear of the property

Local Area Images

Prince Street Plaque

Hull Minster

Council Tax

Hull City Council - Band D

Tenure

This property is Freehold

There is a service charge of £500

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 - Brick under tiled roof

Conservation Area - Yes

Flood Risk -Low

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

Broadband - Basic, 6Mpbs Ultrafast 1000 Mbps

Coastal Erosion - No

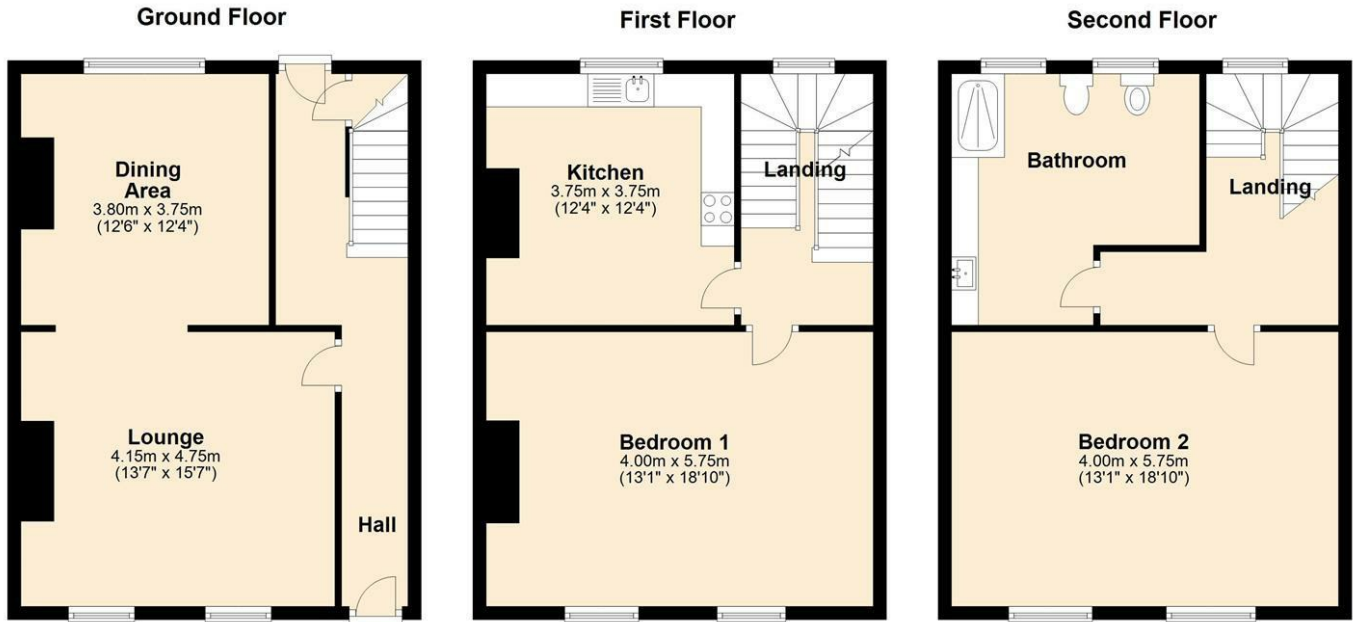
Coalfield or Mining Area -No

Planning -No

Whitakers Estate Agent Declaration:

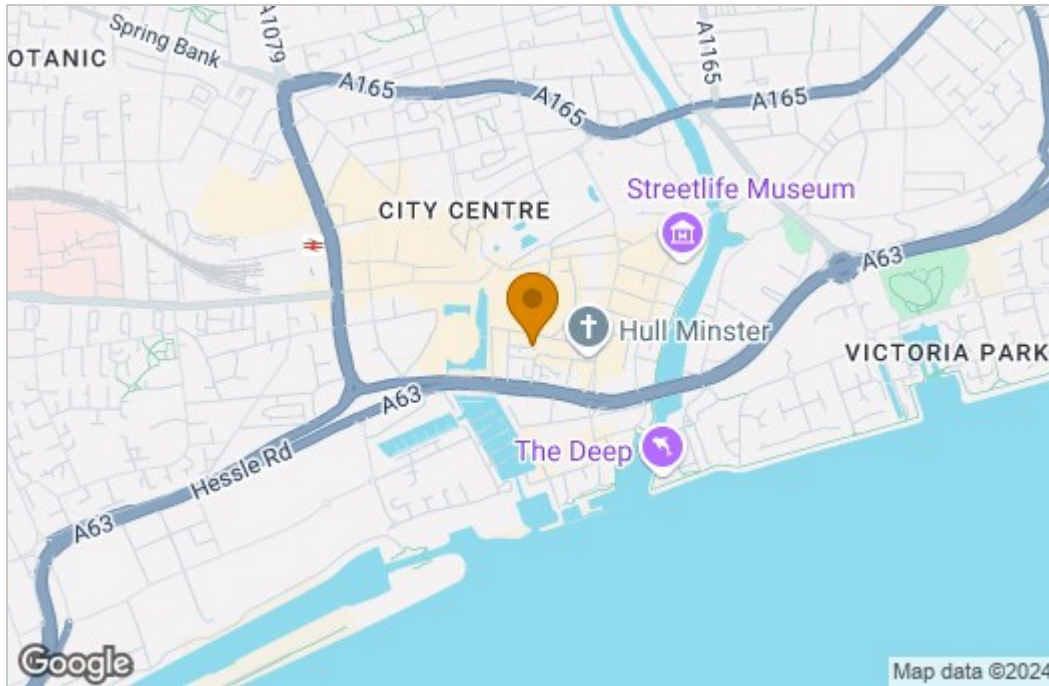
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# Floor Plan

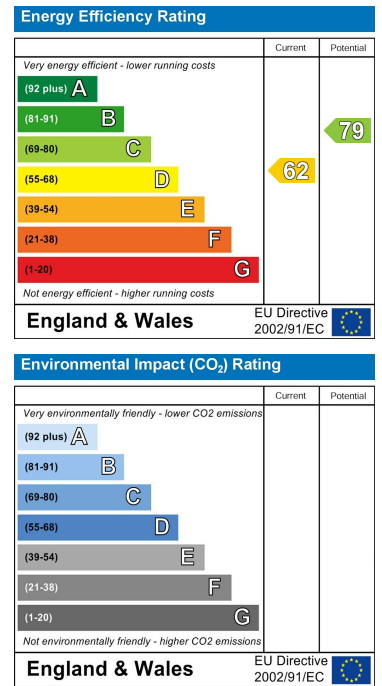


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.