

Whitakers

Estate Agents



43 Hawkshead Green, Hull, HU4 7SZ

Auction Guide £145,000

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

No Onward Chain!

This semi detached bungalow is offered to the market with no onward chain, situated in a sought after location, well placed to access a wealth of local amenities.

The main features include- spacious entrance, 16' lounge, fitted kitchen, modern shower room, two good bedrooms (master fitted) together with Bi fold doors that open out to the conservatory along with fixed ladder leading to the the two loft rooms with further storage and roof windows.

Externally to the front is a low maintenance garden with block paving for off street parking leading to the garage with workshop attached. The rear garden is again low maintenance in design and enclosed to the boundary.

This property really does tick all the boxes and is ideal for those that need a property on one level but is still active.

Auctioneer Comments

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.

The Accommodation Comprises

Ground Floor

Entrance Hall

UPVC double glazed door with side window and central heating radiator. Leading to:

Lounge 16'4" x 12'6" maximum (4.98m x 3.83m maximum)



UPVC double glazed window, two central heating radiators, wall mounted electric fire and laminate flooring.

Inner Hall

With access to the loft Space, built in storage cupboard and laminate flooring. Leading to:

Kitchen 11'6" x 7'3" (3.51m x 2.22m)



UPVC double glazed door, UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, integrated oven with hop above and plumbed for an automatic washing machine.

Shower Room



UPVC double glazed window, central heating radiator, fully tiled walls / carpeted flooring and fitted with a three piece suite comprising walk in enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

Bedroom One 11'11" x 9'1" maximum (3.65m x 2.79m maximum)



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

Bedroom Two 7'3" x 10'9" (2.21m x 3.28m)



UPVC double glazed bifold doors, central heating radiator and carpeted flooring.

Conservatory 6'5" x 10'0" (1.98m x 3.05m)



UPVC double glazed throughout and carpeted flooring.

First Floor

Loft Room



Split into two rooms with two velux windows, storage in the eaves and carpeted flooring.

External



Externally to the front is a low maintenance garden with block paving for off street parking leading to the garage with workshop attached. The rear garden is again low maintenance in design and enclosed to the boundary.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax band - C

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC rating D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal -

Broadband - Basic 14 Mbps / Ultrafast 1000 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.

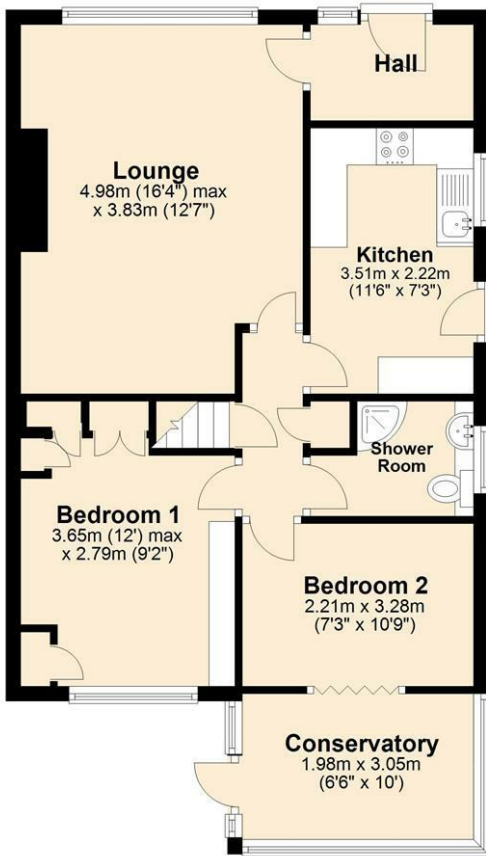
Whitakers Estate Agent Declaration

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

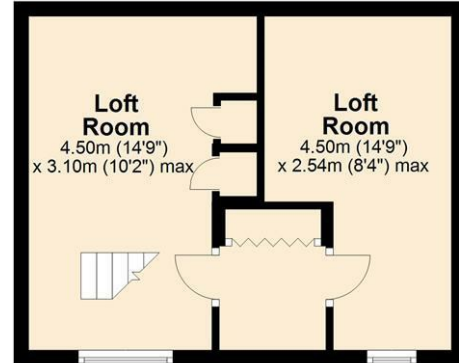
Ground Floor

Approx. 60.5 sq. metres (651.4 sq. feet)



First Floor

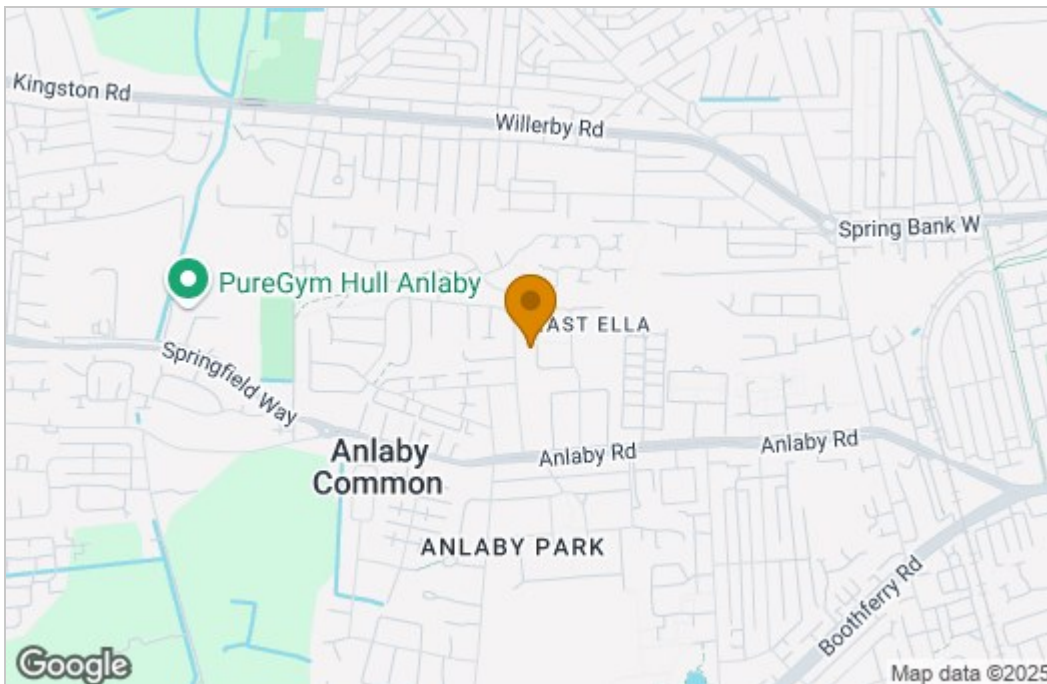
Approx. 25.8 sq. metres (278.2 sq. feet)



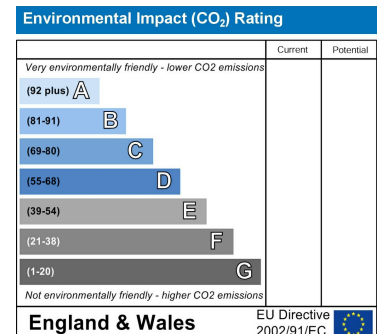
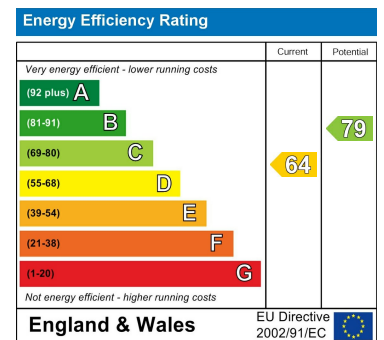
Total area: approx. 86.4 sq. metres (929.6 sq. feet)

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.