

Whitakers

Estate Agents



16 Orchard Road, Hull, HU4 6XS

Auction Guide £175,000

**** NO ONWARD CHAIN ****

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

This three-bedroom semi-detached house has been extended from its original design to allow the resident ample living space across both floors, and is situated off the well-connected Anlaby Park Road North – an area renowned for its close proximity to local amenities and leisure facilities including convenience stores / shopping parks, eating establishments and Costello Stadium with accompanying playing field.

Briefly comprising entrance hall, lounge with bay window to the front aspect, spacious lounge and kitchen with access to a cloakroom, the first floor sports a landing space leading to a master and second bedroom with fitted wardrobes, a good third bedroom and bathroom suite furnished with a three-piece suite.

Externally to the front of the property there is a low maintenance garden that accommodates off-street parking. The side access leads to the green house and the rear garden which is partly laid to lawn with lower level and raised patio seating areas, access to a wooden storage shed and encompassed by wooden fencing and hedging.

Taken together, the accommodation on offer is ideal for the growing family seeking a property that they can add their own stamp onto without paying a premium for another homeowner's tastes, or the investor seeking to

The Accommodation Comprises

Ground Floor

Entrance Hall

Single glazed door with side windows, central heating radiator, under stairs storage cupboard and carpeted flooring. Leading to:

Lounge



UPVC double glazed bay window, two central heating radiators, wall mounted gas fire, and carpeted flooring.

Dining Room



UPVC double glazed window, central heating radiator, wall mounted gas fire with tiled hearth and wooden mantle and carpeted flooring.

Kitchen



Three UPVC double glazed windows, central heating radiator, lino flooring and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with dual taps and provision for a gas cooker.

W.C.



UPVC double glazed window, partly tiled to splashback area with lino flooring and fitted with a two piece suite comprising pedestal sink with dual taps and low flush W.C.

First Floor

Landing

UPVC double glazed window, carpeted flooring and leading to:

Bedroom One



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

Bedroom Two



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

Bedroom Three



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

Bathroom



Two UPVC double glazed windows, central heating radiator, partly tiled to splashback areas, carpeted flooring and fitted with a three piece suite comprising panelled bath with dual taps, vanity sink with dual taps and low flush W.C.

External



Externally to the front of the property there is a low maintenance garden that accommodates off-street parking. The side access leads to the green house and the rear garden which is partly laid to lawn with lower level and raised patio seating areas, access to a wooden storage shed and encompassed by wooden fencing and hedging.

Auctioneers Comments

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.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% 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. Payment varies but will be no more than £450.00. These services are optional.

Tenure

Tenureship TBC.

Council Tax Band

Council Tax band - C

Local Authority - Kingston-upon-hull (city And County Of)

Material Information

Construction - Standard

Conservation Area - Anlaby Park, City of Kingston upon Hull

Flood Risk - Low

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

Broadband - Basic 8 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.

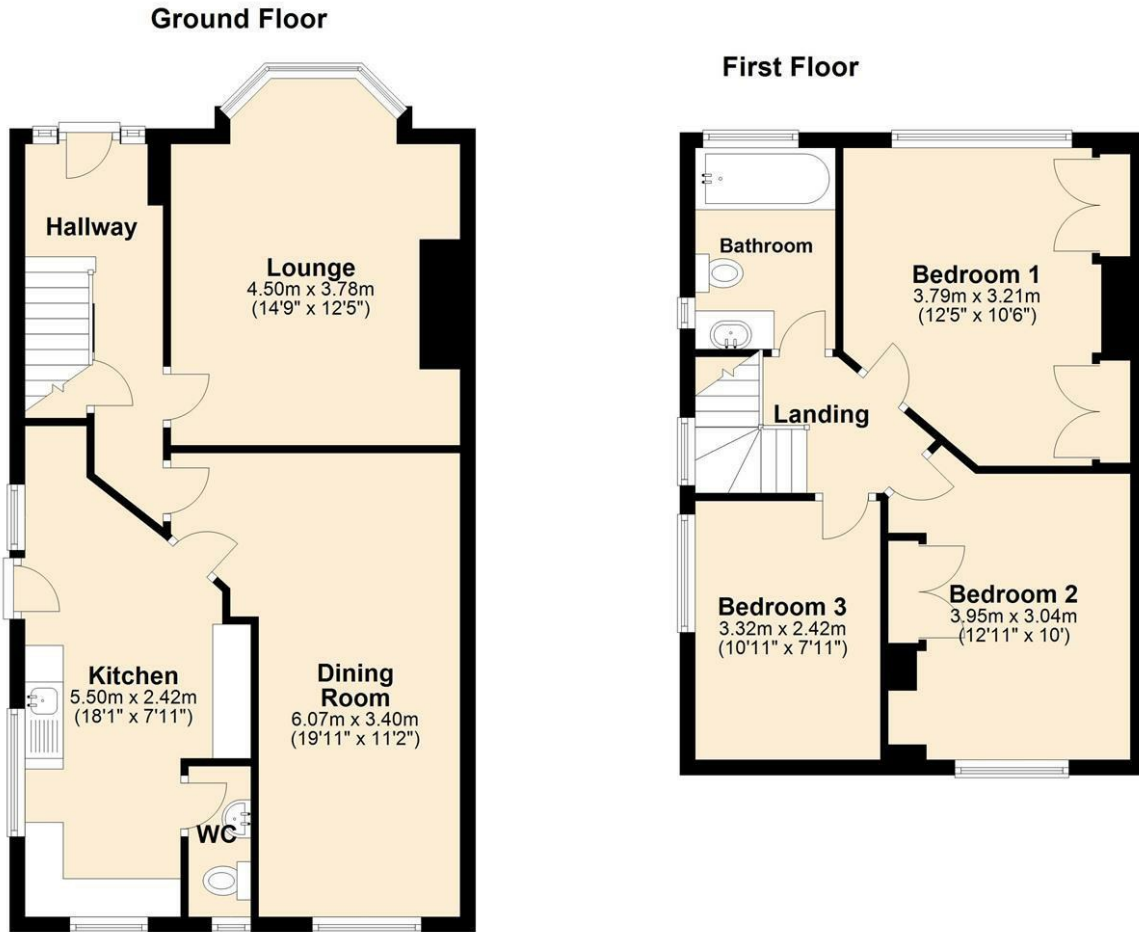
Free Market Appraisals / Valuations

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

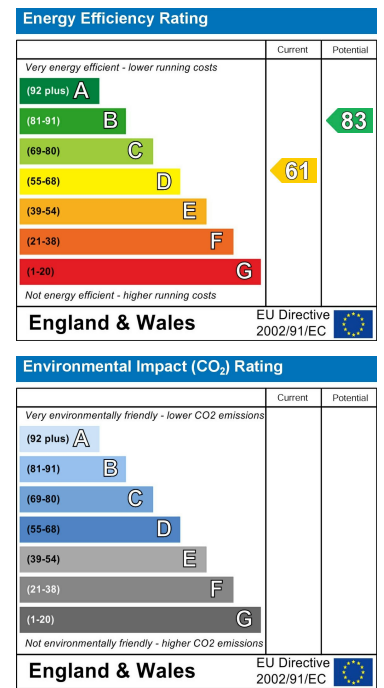


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.