

Whitakers

Estate Agents



47 Anlaby Park Road North, Hull, HU4 6XW

By Auction £135,000

*** CASH BUYERS ONLY ***

Traditional bay fronted 1930's semi-detached property in need of complete renovation. The accommodation briefly comprises: entrance hall, lounge, dining room, and kitchen to the ground floor with three bedrooms, bathroom and separate W.C. to the first floor. There are gardens to both the front and rear together with gated access to a side driveway.

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

Starting Bid £135,000.

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

Description

Traditional bay fronted 1930's semi-detached property in need of complete renovation. The accommodation briefly comprises: entrance hall, lounge, dining room, and kitchen to the ground floor with three bedrooms, bathroom and separate W.C. to the first floor. There are gardens to both the front and rear together with gated access to a side driveway.

Front External



The Accommodation Comprises

Ground Floor

Entrance Hall



An external wooden entrance door with an obscured side window leads into the entrance hall. Where a flight of stairs lead to the first floor accommodation beneath which there is a built-in storage cupboard which houses the electric meter.

Lounge 13'4" (into bay window to 10'11") x 12'5"
(4.07m (into bay window to 3.34m) x 3.80m)



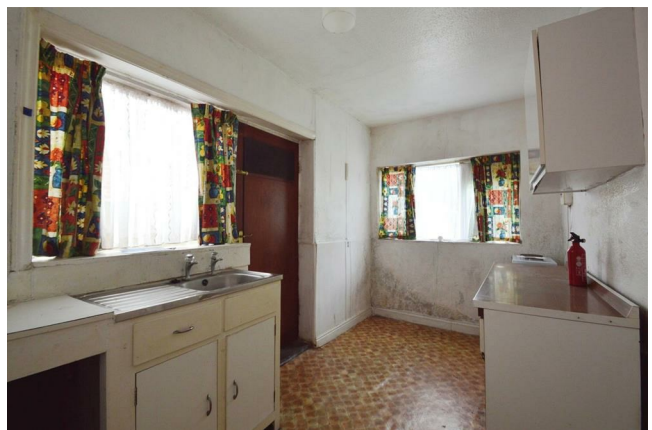
Having a fireplace with a tiled surround, picture railing to the walls and a bay window to the front elevation.

Dining Room 14'3" x 11'3" (4.35m x 3.44m)



Having a fitted corner cupboard with shelf beneath and a box bay window to the rear elevation.

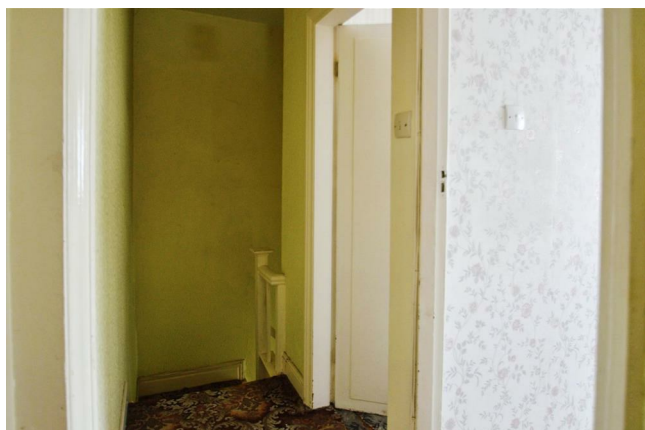
Kitchen 12'7" x 6'11" (3.86m x 2.11m)



Having fitted base and drawer units, a stainless steel sink and drainer unit, windows to both the side and rear elevations and a wooden entrance door to the side elevation leading onto the side driveway.

First Floor Accommodation

Landing



Bedroom One 14'7" (into bay window to 12'2") x 11'2" (4.47m (into bay window to 3.72m) x 3.42m)



Having picture railing to the walls and a bay window to the front elevation.

Bedroom Two 12'7" (to 11'5") x 9'2" (3.84m (to 3.50m) x 2.81m)



Having a window to the rear elevation.

Bedroom Three 11'2" (to 6'11") x 7'4" (to 3'9") (3.41m (to 2.12m) x 2.25m (to 1.15m))



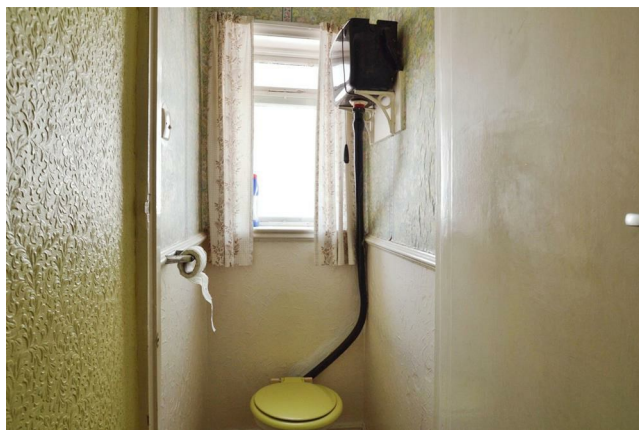
Having a window to the front elevation.

Bathroom 8'7" (maximum) x 5'11" (2.63m (maximum) x 1.82m)



Being fitted with a two piece suite comprising: a panelled bath and a pedestal wash basin. There is dado railing to the walls, a loft hatch access to the ceiling, an obscured glazed window to the rear elevation and a built-in airing cupboard which houses the water tank and water cylinder.

Separate W.C.



Being fitted with a high level W.C. suite and having dado railing to the walls and an obscured glazed window to the side elevation.

External



There are gardens to both the front and rear together with gated access to a side driveway.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Local Authority - Kingston-Upon-Hull.

Council Tax Band 'G'.

EPC

EPC Rating - G

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 100-999Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

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.

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.

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.

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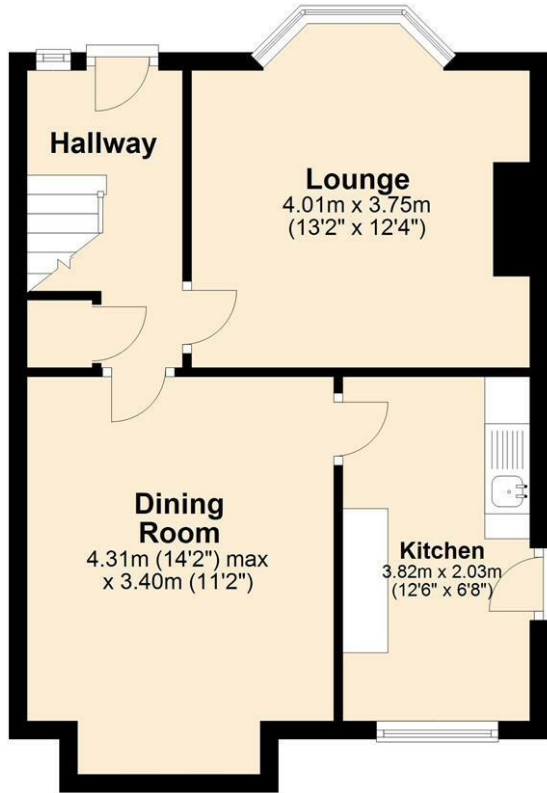
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The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

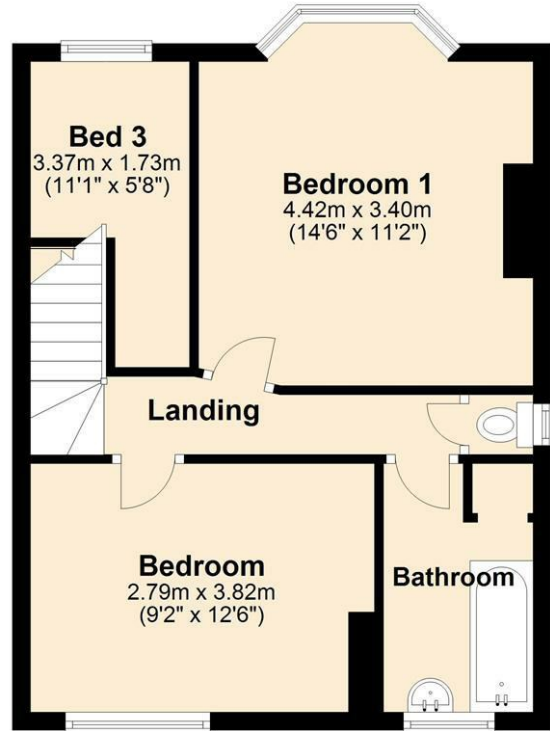
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Floor Plan

Ground Floor



First Floor

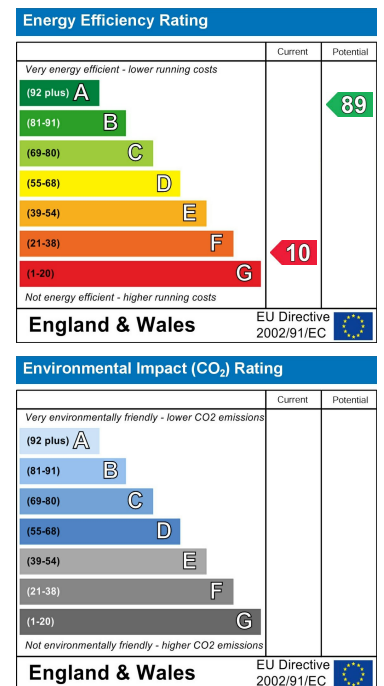


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.