

# Whitakers

Estate Agents



**148 Danube Road, Hull, HU5 5UU**

**Auction Guide £85,000**

**\*\* NO ONWARD CHAIN \*\***

This extended mid-terrace house has been lovingly cared for by its previous owner and is attractively priced for the first time buyer seeking to make their initial step onto the property ladder and into a home they can implement their own cosmetic taste onto without paying a premium for another homeowner's taste of interior design.

Briefly comprising entrance hall, open plan lounge / dining area and fitted kitchen to the ground level. The first floor boasts two fitted bedrooms and a wet room.

Externally to the front aspect there is a paved courtyard enclosed by brick walling; a new owner may wish to lower the kerb subject to the necessary permission. The enclosed rear garden is also low maintenance in design being laid to lawn with gravel and enjoying a patio seating area. A path leads to the rear ten-foot access and detached garage which can house a vehicle. The residence also benefits from having a wooden storage shed.

The property is conveniently placed on a residential location set back from Willerby Road which is renowned for being well serviced by an abundance of local amenities, but also connected by highly accessible transport links that connect to the Hull City Centre and surrounding areas.



### 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.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% 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.

The accommodation comprises

### Front external



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### Ground floor

#### Entrance hall

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

#### Lounge / dining room 20'2" x 11'0" (6.17 x 3.37 )



UPVC double glazed bow window, central heating radiator, electric fireplace with marbled inset / hearth and decorative wood surround, built in

storage cupboard, under stairs storage cupboard and carpeted flooring.

#### Kitchen 8'5" x 14'7" (2.58 x 4.47 )



UPVC double glazed door with side window, UPVC double glazed window, central heating radiator, built in storage cupboard , Lino flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, gas cooker with extractor hood above and plumbing for a washing machine.

### First floor

#### Landing

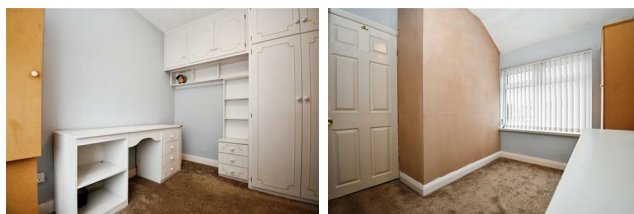
With access to the loft hatch and carpeted flooring. Leading to :

#### Bedroom one 12'1"x 14'1" (3.70x 4.30 )



Two UPVC double glazed windows, central heating radiator, fitted wardrobes / cupboards, fitted desk and carpeted flooring.

#### Bedroom two 9'6" x 8'3" (2.92 x 2.53 )



UPVC double glazed window, storage heater, fitted wardrobe / cupboards and carpeted flooring.

### Wet room



UPVC double glazed window, central heating radiator, fully tiled with Lino flooring and furnished with a wall mounted electric shower, pedestal sink with mixer tap and low flush WC.

### Rear external



The enclosed rear garden is also low maintenance in design being laid to lawn with gravel and enjoying a patio seating area. A path leads to the rear ten-foot access and detached garage which can house a vehicle. The residence also benefits from having a wooden storage shed.

### Tenure

The property is held under leasehold tenureship

### Council tax band

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

Local authority reference number - 00030392014807

Council Tax band - A

### EPC rating

EPC rating - D

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 10 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

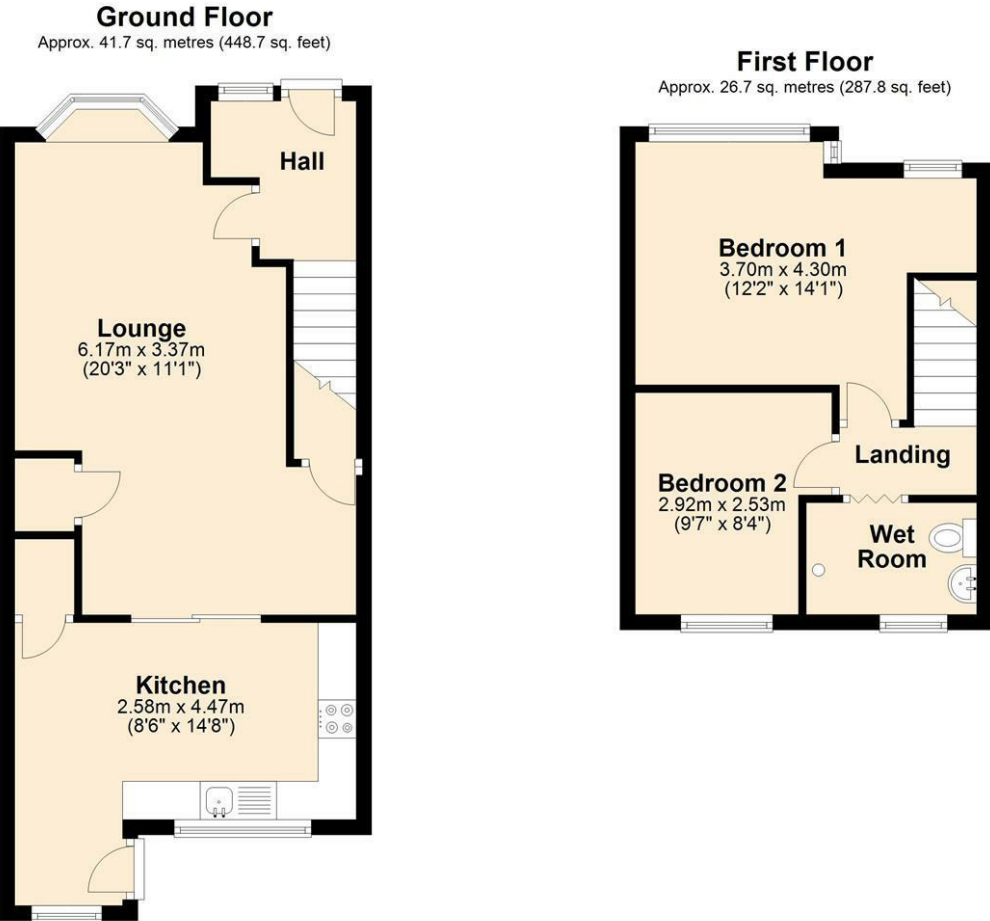
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

### Drone shot





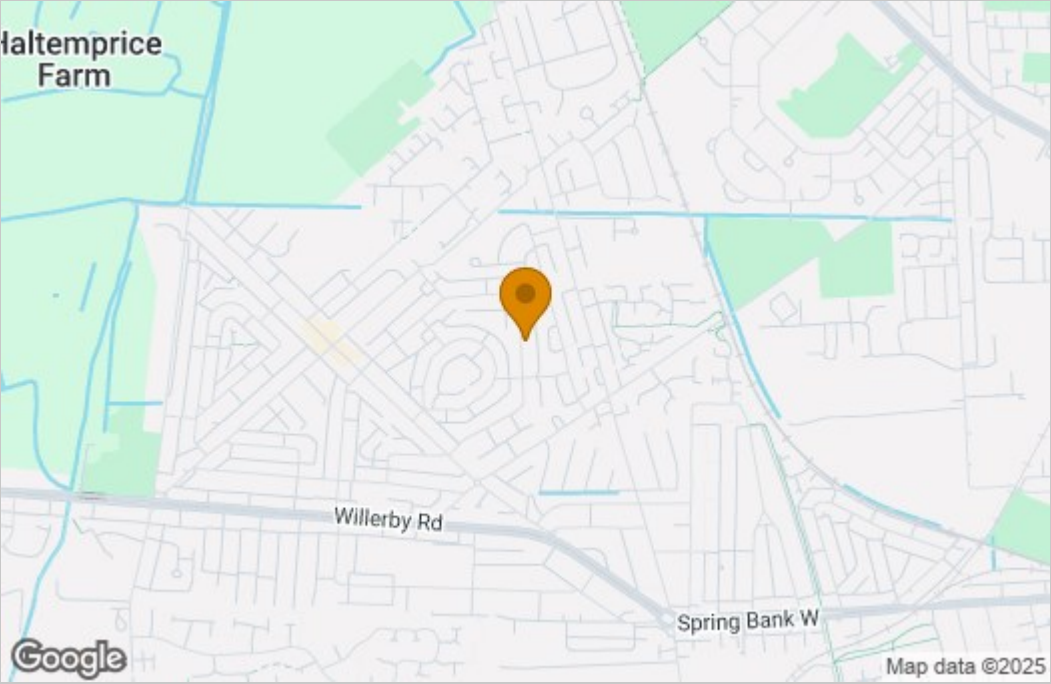
Floor Plan



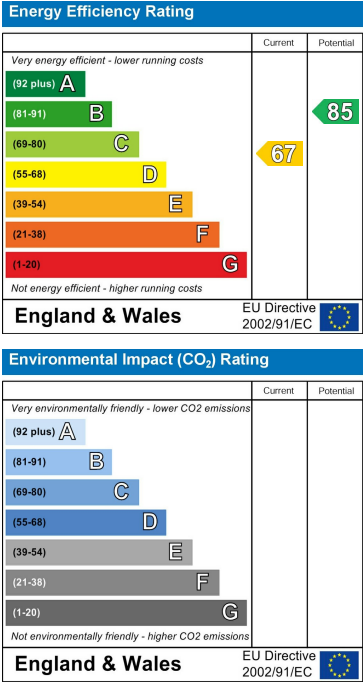
Total area: approx. 68.4 sq. metres (736.5 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.