

Whitakers

Estate Agents



112 Dayton Road, Hull, HU5 5TE

Auction Guide £60,000

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

** NO ONWARD CHAIN **

Introducing this two bedroom second floor apartment which would make an ideal step onto the property ladder for a first time buyer, or a suitable addition to an investor's portfolio.

The complex enjoys communal gardens to the front and rear, and is located on Dayton Road - a private residential location off County Road South which enjoys an abundance of local conveniences and close proximity to an abundance of local amenities.

To access the building, the resident enters through the communal entrance and uses the stair well to reach the upper levels.

The main features include : private entrance hall, fitted kitchen with wooden glazed door to the balcony, and lounge. An inner lobby then leads to two double bedrooms, a bathroom and separate W.C.

An internal inspection is recommended to truly appreciate the accommodation on offer.

Auctioneers comments

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

Communal entrance

With telecom entrance system and fixed staircase to the upper levels.

Second floor

Private entrance hall

With access to the loft hatch, UPVC double glazed door, built-in storage cupboard and carpeted flooring. Leading to :

Kitchen 12'0" x 7'7" (3.66 x 2.33)



Wooden glazed door to the balcony overlooking the rear communal garden, UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with dual taps, plumbing for a washing machine and provision for a cooker.

Balcony

Overlooking the rear communal garden.

Lounge 10'9" x 16'9" (3.28 x 5.13)



Two UPVC double glazed windows, central heating radiator, fireplace with marbled inset / hearth and decorative surround and carpeted flooring.

Inner lobby

Carpeted flooring and leading to :

Bedroom one 12'3" x 11'2" maximum (3.74 x 3.41 maximum)



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

Bedroom two 10'5" x 11'1" maximum (3.19 x 3.40 maximum)



UPVC double glazed window, central heating radiator, fitted storage, built-in cupboard and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, built-in storage cupboard, partly tiled to splashback areas and furnished with a two-piece suite comprising panelled bath with dual taps and mixer shower, pedestal sink with dual taps.

W.C.

UPVC double glazed window, laminate flooring and furnished with a low flush W.C.

External



The complex enjoys communal gardens to the front and rear, and is located on Dayton Road - a private residential location off County Road North which enjoys an abundance of local conveniences and close proximity to an abundance of local amenities.

Tenure

The property is held under Leasehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 0003040101120A

Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 8 Mbps / Ultrafast 10000 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.

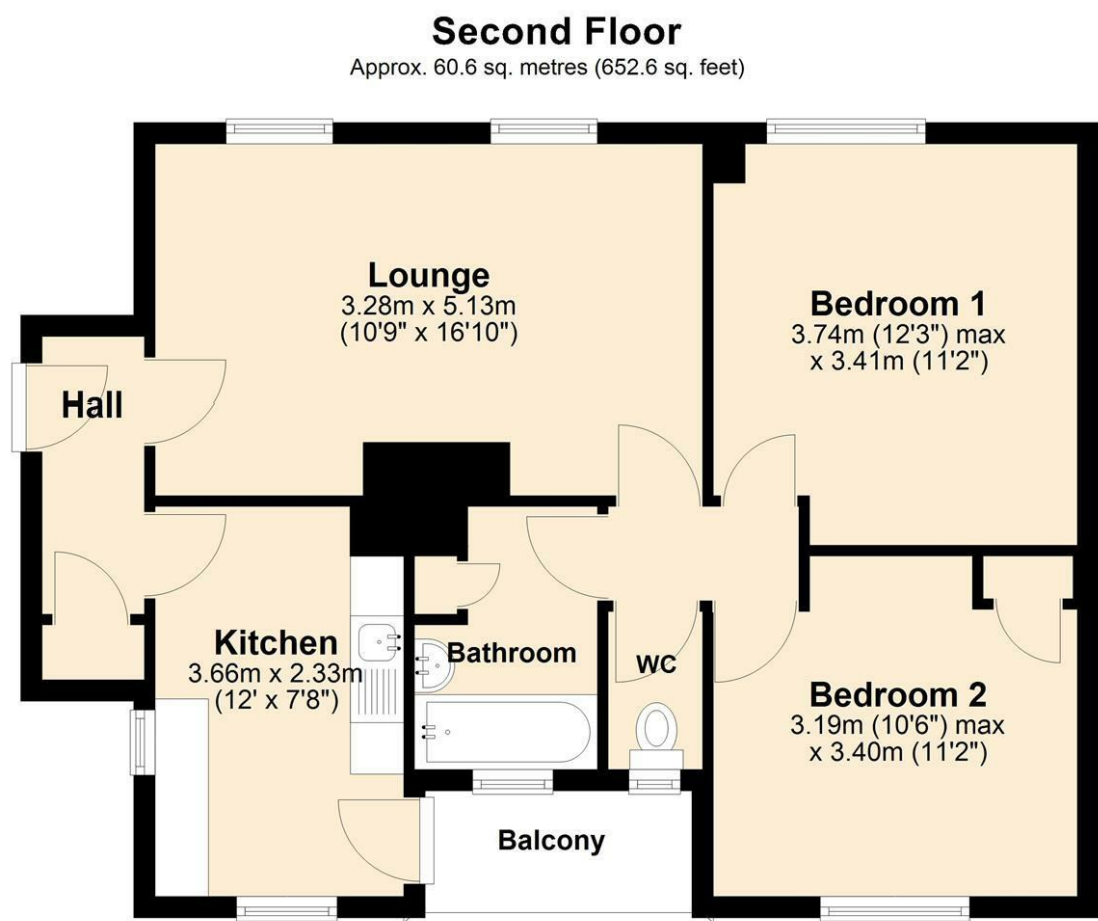
Free Market Appraisals / Valuations

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

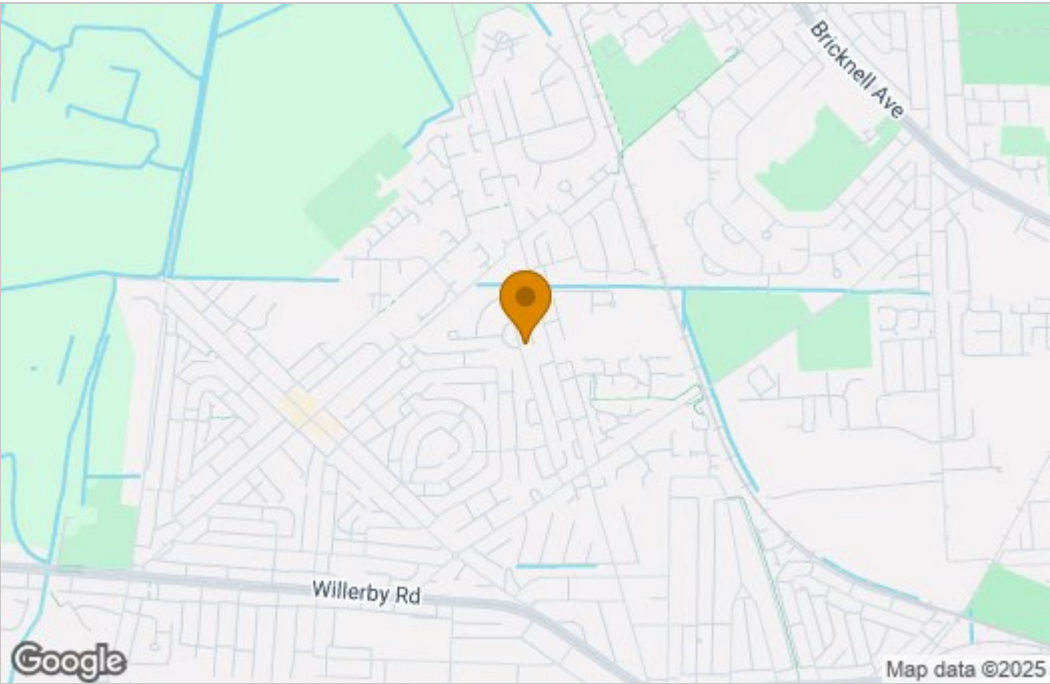
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Floor Plan

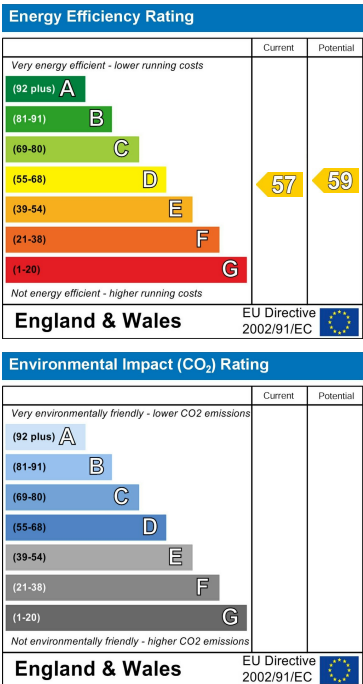


Total area: approx. 60.6 sq. metres (652.6 sq. feet)

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.