

Whitakers

Estate Agents



111 Sculcoates Lane, Hull, HU5 1DN

Auction Guide £45,000

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Description
No Onward Chain!

This two bed terraced property is offered to the market with no onward chain, situated off Beverley Road, which boasts a wide range of amenities and benefits from great access to and from the city centre, making this an obvious option for a FTB looking to get onto the ladder at an affordable price or should also appeal to the Buy to Let investor looking to increase their portfolio.

The main features include - Lounge, dining room, kitchen and useful ground floor W.C. The first floor boasts two good sized bedrooms along with the family bathroom suite. Externally there is a rear yard which is enclosed.

Early viewings are advised.

Accommodation Comprises

Ground Floor

Entrance

Wooden glazed door leading into the lounge

Lounge 13'10 x 12'8 (4.22m x 3.86m)



With Upvc double glazed window, central heating radiator and meter cupboard.

Dining Room 13'10 x 11'11 (4.22m x 3.63m)



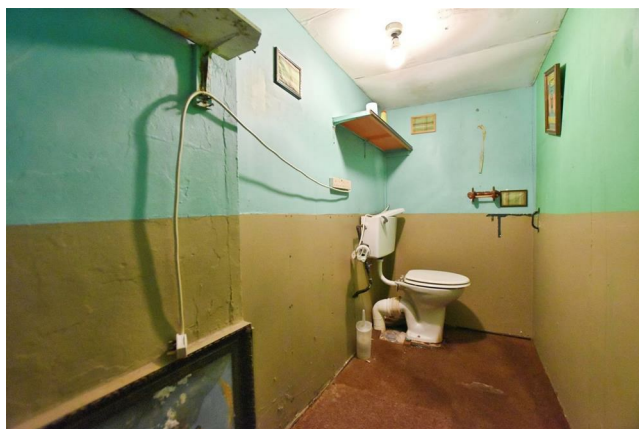
With central heating radiator, Upvc double glazed window and focal point

Kitchen 9'07 x 8'05 max (2.92m x 2.57m max)



With floor units and work surfaces above, sink with mixer tap and Upvc double glazed window. Wooden rear door.

W.C



Low flush toilet and part tiled walls.

First Floor

Landing

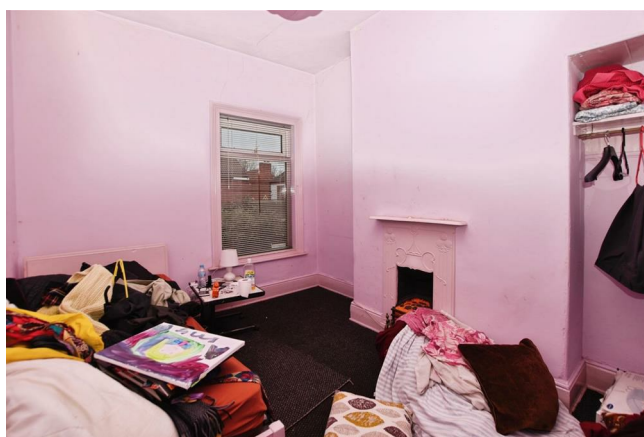
Split level landing

Bedroom One 13'10 x 11'11 (4.22m x 3.63m)



Upvc double glazed and central heating radiator.

Bedroom Two 11'11 x 8'10 (3.63m x 2.69m)



Upvc double glazed and central heating radiator.
Period fireplace.

Bathroom 9'06 x 8'06 (2.90m x 2.59m)



Panelled bath, low flush toilet, pedestal sink and Upvc double glazed window.

External



The rear yard is low maintenance by design

Tenure
Freehold.

Council Tax
Council Tax Band A

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Medium
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 4 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.

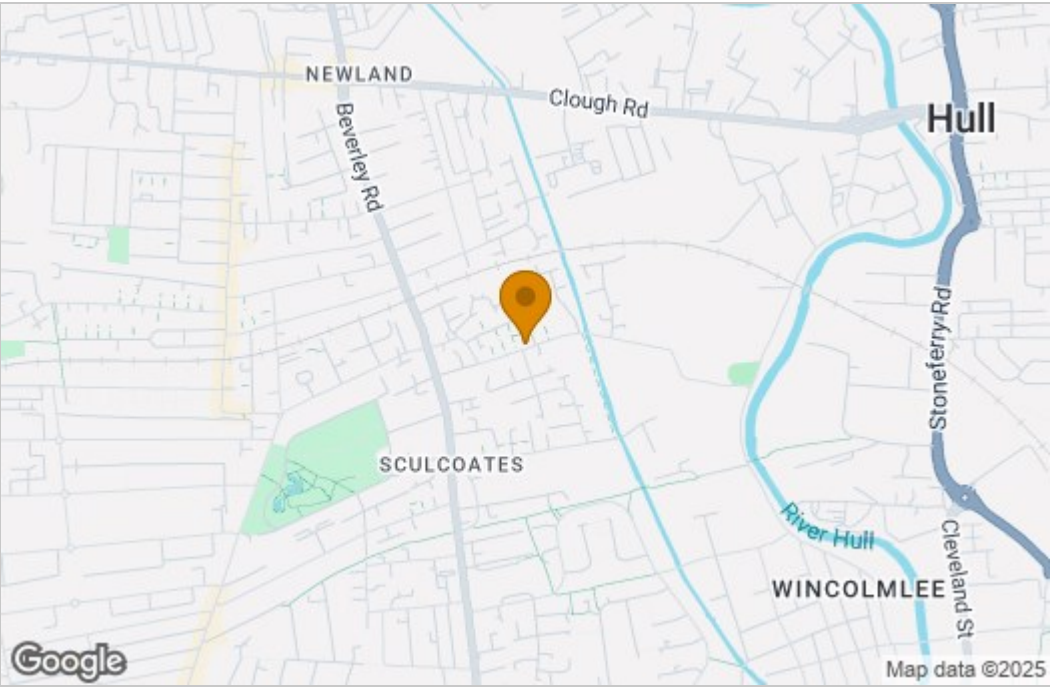
Floor Plan



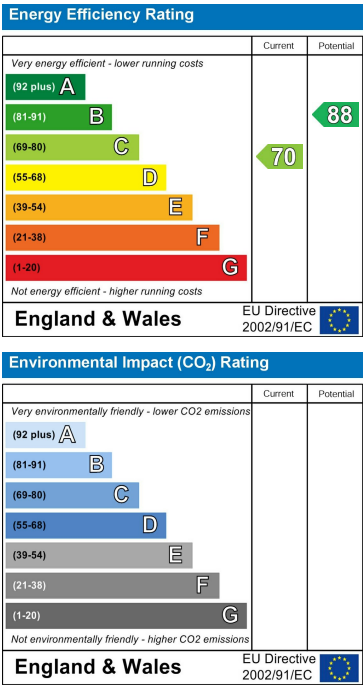
Total floor area: 81.7 sq.m. (880 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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.