

Whitakers

Estate Agents



38 Albion Court

Anlaby Common, Hull, HU4 7PL

By Auction £40,000



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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 buyer will pay £300.00 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 4.50% 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.

The Accommodation Comprises

Entrance Hall

Electric storage heater

Lounge

14'2 x 11'4 (4.32m x 3.45m)

Upvc double glazed window, electric storage heater, electric fire with marble inset and hearth, with wooden surround.

Kitchen

7'3 x 6'3 (2.21m x 1.91m)

Upvc window. Tiled flooring with good range of floor and eye level units with complimentary work surfaces incorporating four ring hob with extractor hood over and splash back tiling and built in oven.

Bedroom

17'9 x 8'9 (5.41m x 2.67m)

Upvc double glazed window, electric storage heater and fitted wardrobe and drawer units.

Bathroom

7'2 x 6'3 (2.18m x 1.91m)

Tiled walls and flooring. Fitted with three piece suite comprising panelled bath, pedestal sink and low flush W.C.

External

There are pleasant communal gardens along with residents off street parking.

Tenure

The tenure of this property is leasehold.

For more information please contact our office on 01482 657657.

Council Tax

East Riding of Yorkshire Council

EPC

EPC rating B

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

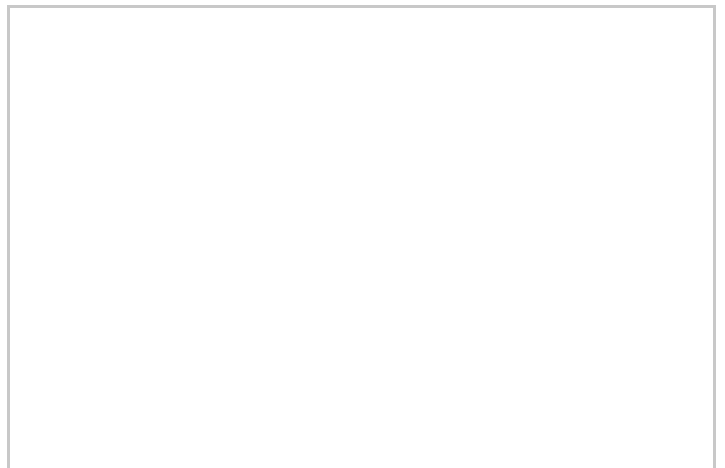
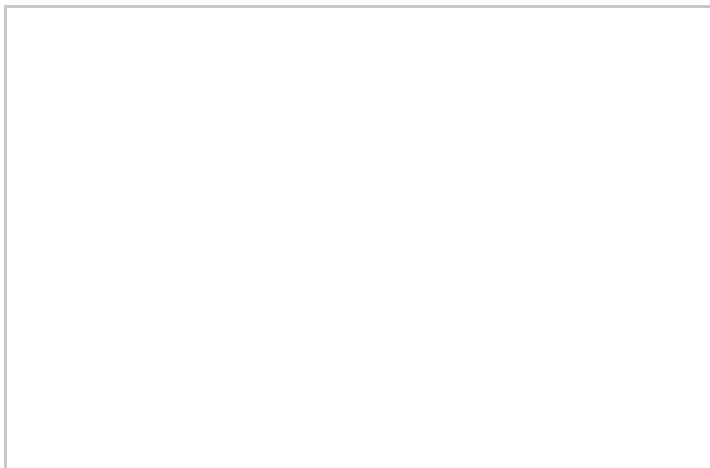
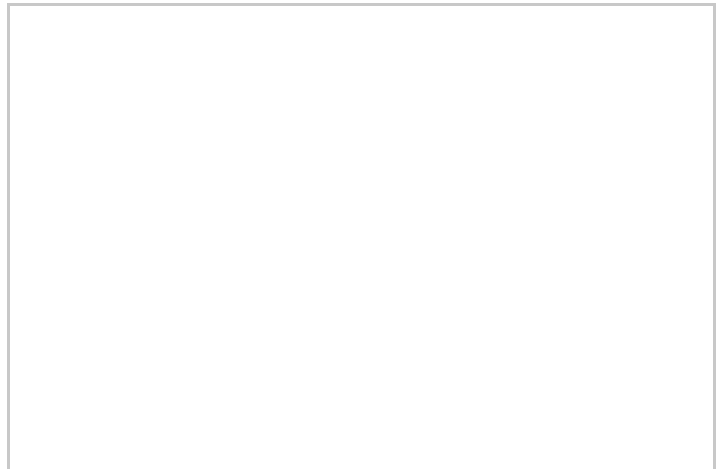
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

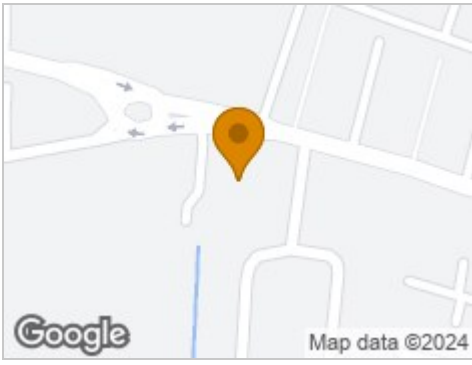
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.



Road Map



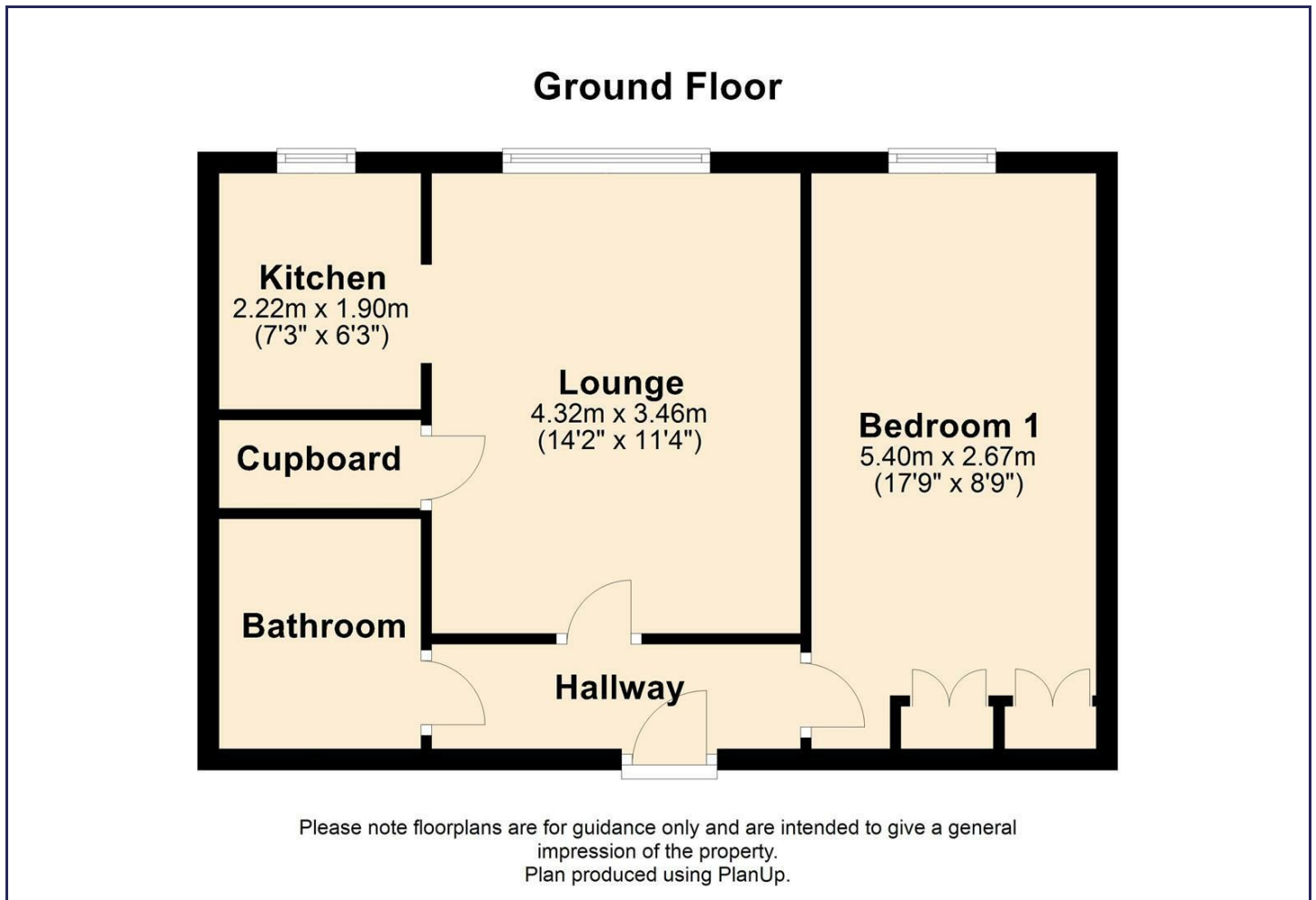
Hybrid Map



Terrain Map



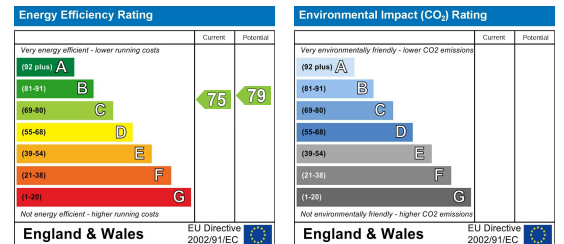
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.