

# Whitakers

Estate Agents



**205 Axminster Close, Hull, HU7 4SE**

**By Auction £89,995**

LOCATED A SHORT STROLL AWAY FROM THE NORTHPOINT SHOPPING CENTRE, THE MEDICAL CENTRE AND SENIOR AND PRIMARY SCHOOLS, THIS MODERN STYLE BRICK BUILT MID TERRACE PROPERTY WILL INTEREST THE SMALL FAMILY, THE FIRST TIME BUYER AND INDEED, THE INVESTOR WITH AN EYE ON THE LUCRATIVE LETTINGS MARKET. COMPRISING ENTRANCE HALL, LOUNGE, DINING KITCHEN, THREE FIRST FLOOR BEDROOMS AND A BATHROOM AND HAVING GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY ENJOYS GARDENS TO THE FRONT AND REAR AND INTERNAL INSPECTIONS ARE INVITED.

#### KEY FEATURES

- • For Sale by Modern Auction – T & C's apply
  - • Subject to Reserve Price
  - • Buyers fees apply
- • The Modern Method of Auction

And then in the description put this:

## The Property Comprises

### Entrance Porch

Enter through a composite door, single glazed window to the side aspect, two storage cupboards with tiled flooring.

### Hallway



Carpeted flooring, two storage cupboards, radiator and stairs leading to the first floor.

### Kitchen/Dining Room 26'4" x 15'8" (8.03 x 4.79)



uPVC window to the front aspect, the kitchen has a range of base and wall units with contrasting work surfaces, stainless-steel sink/drainage, plumbing for an automatic washing machine, space for a fridge freezer and cooker, radiator and vinyl flooring.

### Lounge



The spacious lounge has a uPVC double glazed window to the rear aspect, carpet flooring, composite door leading out to the rear garden, and radiator.

## First Floor Landing



With two storage cupboards, carpeted flooring and loft access.

### Bedroom One 13'9" x 6'6" (4.21 x 1.99)



uPVC window to the rear aspect, radiator and carpeted flooring.

### Bedroom Two 12'4" x 9'5" (3.77 x 2.88)



uPVC window to the front aspect, radiator, boiler and carpeted flooring.

### Bedroom Three 9'2" x 6'7" (2.8 x 2.01)



uPVC window to the rear aspect, radiator and carpeted flooring.



### Bathroom 8'8" x 5'9" (2.66 x 1.77)



The bathroom has a white suite comprising of a panel bath, a low level wc and a pedestal wash hand basin, vinyl flooring, cladding to the walls, radiator and two uPVC double glazed windows to the front aspect.

### Outside



To the front of the house there is a low maintenance garden with timber fence boundary. To the rear of the house there is a paved garden with raised borders mature plants with high level timber fence boundary.

### Tenure

This Property is Freehold.

### EPC

Awaiting EPC

### Council Tax

Hull City Council

Band A

### 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 sales 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.

### Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 19 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

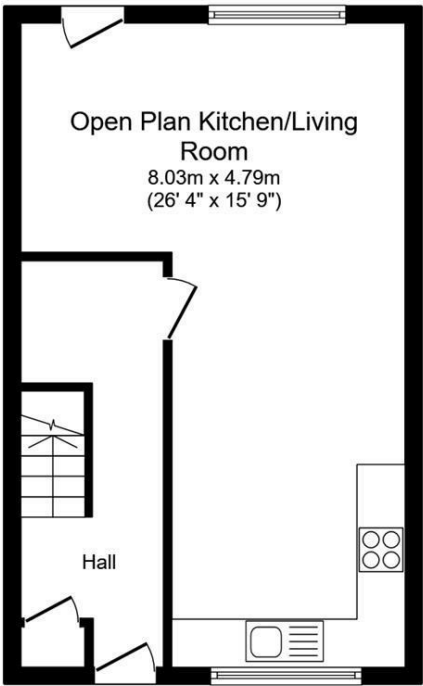
Coalfield or Mining Area -No

Planning - No

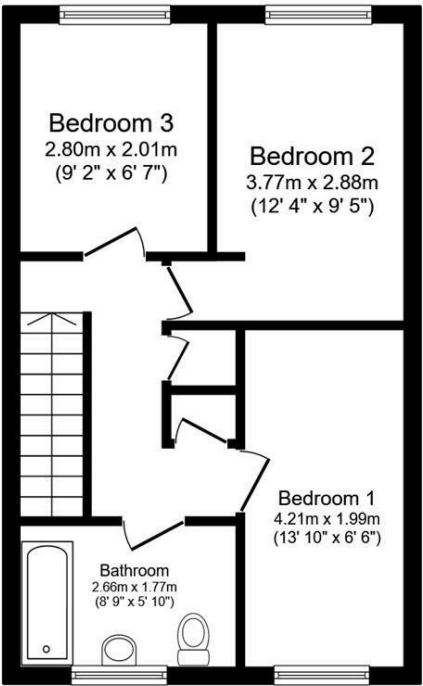
### Whitakers Estate Agent Declaration:

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.

Floor Plan



Ground Floor  
Floor area 38.5 sq.m. (414 sq.ft.)

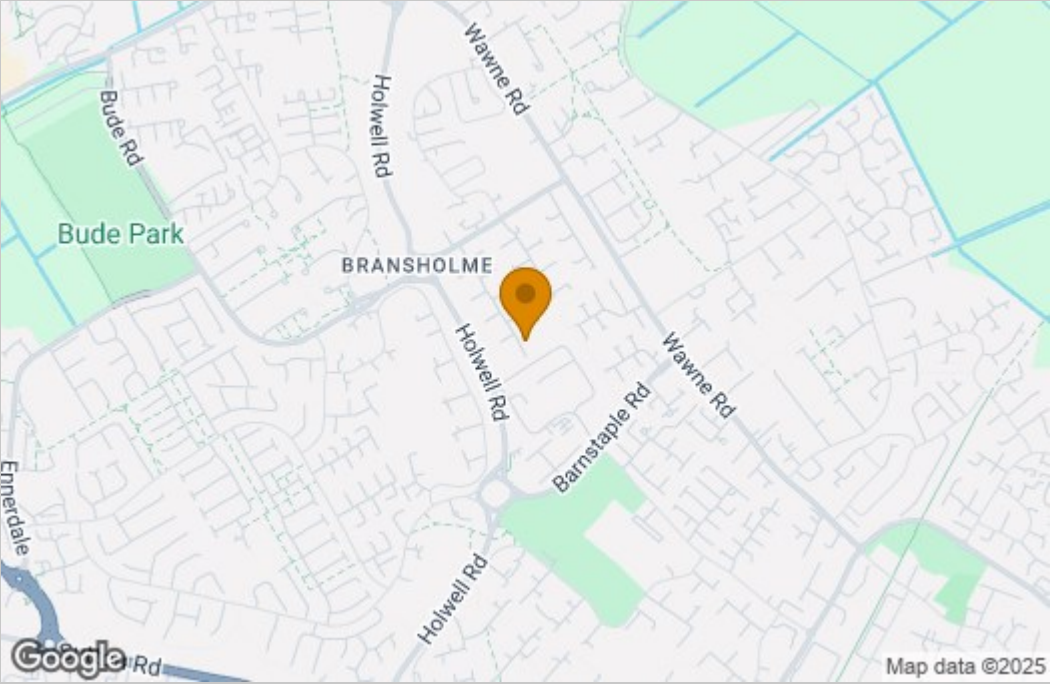


First Floor  
Floor area 38.5 sq.m. (414 sq.ft.)

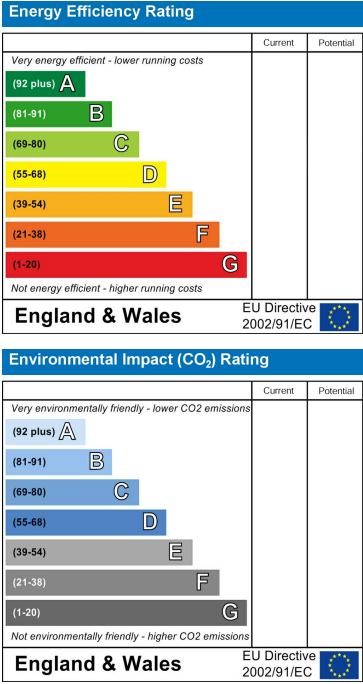
Total floor area: 76.9 sq.m. (828 sq.ft.)

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](http://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.