



**4 Grange Crescent, Anlaby, Hull HU10 7AU**  
**Auction Guide £170,000**

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyer's fees apply
- The Modern Method of Auction
- Semi detached true Bungalow
- No onward chain!
- Two Bedrooms
- Lounge and Kitchen
- Driveway and single garage
- EPC: E Council Tax: C

Presented to the market with no onward chain is this semi detached true Bungalow. Enjoying a prime cul de sac location, whilst the property needs modernising, the potential is truly endless! The property currently has Entrance Hallway, Bathroom, Lounge, Kitchen and two bedrooms. Enclosed gardens and side driveway and single garage.

To appreciate the potential of which is on offer, an early viewing is highly recommended.

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

#### AUCTIONEER 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 4.2% 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.

#### LOCATION

Grange Crescent is located off Wilson Street in Anlaby.

The property is located within the popular village of Anlaby. In the village there are a variety of shopping facilities and the property is also well placed for access to the supermarkets of Morrisons, Waitrose and Sainsburys. There is good public transportation which runs through the village with good road access to both the Hull city centre and the regions motorway network.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE PORCH / HALLWAY

uPVC door with glazed inserts from the side leads into entrance porch with doorway leading into entrance hallway.

##### LOUNGE

16'4" into bay x 11'6" (4.98m into bay x 3.51m)  
uPVC double glazed walk-in bay window to the front elevation, recessed fireplace area and t.v. aerial point.

##### DINING KITCHEN

12'4" x 9'10" (3.76m x 3.00m)  
With uPVC double glazed window and uPVC door to the rear elevation. Fitted base and wall units with work surfaces and tiled splashbacks. Space and provision for electric cooking, space and plumbing for washing machine, sink unit with drainer and extractor.

##### BEDROOM 1

12'8" x 9'10" (3.86m x 3.00m )  
With uPVC double glazed window to the rear elevation.

##### BEDROOM 2

11'11" max x 9'11" (3.63m max x 3.02m)  
uPVC double glazed window to the front elevation. Fitted overhead units to recess area.

##### BATHROOM

7'7" x 5'4" (2.31m x 1.63m)  
With uPVC double glazed window to the side elevation. Three piece suite in Indian ivory having panelled bath, pedestal wash hand basin and low level w.c. and fully tiled wall.

##### OUTSIDE

To the front of the property there is a brick wall shielding the gravelled garden. A side driveway provides off street parking for several vehicles and leads down to the detached garage which has up and over door, power and light.

The rear garden is of an easterly aspect and features a lawned garden with patio terrace, planted borders and greenhouse. The rear garden offers a relatively good degree of privacy.

#### SERVICES

Mains electricity, water and drainage services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from an electric central heating system.

There is no gas to the property.

#### DOUBLE GLAZING

The property benefits from majority uPVC double glazing.

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

#### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best

deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan ©2005