



Hull Road, Anlaby Common HU4 7RR

Welcome to

Hull Road, Anlaby Common

Lovely Home In Anlaby Common with - Entrance Hall, Lounge, Dining Room, Kitchen, Ground Floor Cloakroom, 3 Bedrooms, Family Bathroom, Gardens & Garage! Call us now to book your viewing!



Entrance Hall

With door to the front, radiator, window to the side, understairs cupboard and stairs to the First Floor.

Cloakroom

With double glazed window and low level wc.

Lounge

14' 2" into bay x 11' into recesses (4.32m into bay x 3.35m into recesses)

With double glazed bay window to the front, feature fireplace, picture rail and radiator.

Dining Room

14' 2" into bay x 13' 9" into recesses (4.32m into bay x 4.19m into recesses)

With built in cupboards to alcove, radiator, picture rail and double glazed french style doors to the rear with matching side screens.

Kitchen

12' 1" x 6' 2" (3.68m x 1.88m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, radiator, plumbing for an automatic washing machine, space for a fridge freezer, electric cooker point, 2 windows to the side and door to the side.

First Floor

Landing

With double glazed window and radiator.

Bedroom 1

11' x 10' 6" into recesses (3.35m x 3.20m into recesses)
With double glazed window to the front, picture rail, radiator and built in cupboards.

Bedroom 2

11' 9" x 10' 6" max (3.58m x 3.20m max)
With double glazed window to the rear, picture rail, radiator, central heating boiler and loft access.

Bedroom 3

6' 1" x 9' 1" (1.85m x 2.77m)
With 2 double glazed windows and radiator.

Bathroom

Bathroom with bath, low level wc, wash hand basin, radiator and heated towel rail.

Outside

Front Garden

With wall, path, shrubs, paved area and driveway providing off street parking.

Rear Garden

With paved patio area, trees/shrubs and timber fencing.

Garage

With power and light and up and over door.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of ?6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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Welcome to

Hull Road, Anlaby Common

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Bedroom Home In Anlaby Common
- Ideal Project Home

Tenure: Freehold EPC Rating: D

guide price

£120,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110436 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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