

Whitakers

Estate Agents



7 Chester Grove, Hull, HU3 3JP

By Auction £50,000

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/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. These services are optional.

The Accommodation Comprises

Description

No Onward chain!

This deceptively spacious two bed end property is offered to the market with no onward chain, situated in a prime residential location, only a short distance away from good local schools and enjoys a wide range of amenities close by.

The main features include - entrance, front lounge, open plan fitted kitchen / diner and ground floor bathroom suite. The first floor boasts two good bedrooms (both with built in storage).

Externally to the front of the property is a low maintenance garden, the rear yard is enclosed to the boundary and again low maintenance in design.

The property also benefits from the local authority works carried out as part of the regeneration within the area.

Early viewings are advised.

Hallway

Entrance door, radiator leading to the first floor landing, doors leading to both the lounge and kitchen.

Lounge 11'4 x 12'9 (3.45m x 3.89m)



UPVC double glazed bay window and radiator.

Kitchen/Diner 11'9 x 12'9 (3.58m x 3.89m)



UPVC double glazed window, fitted with a range

of base, drawer and wall mounted units, fitted work surfaces and splash back tiles and sink unit. Radiator, understairs storage cupboard and door leading to the;

Rear Lobby

Providing access to the bathroom and rear entrance door leading to the yard.

Downstairs Bathroom



UPVC double glazed window and radiator. Fitted with a three piece suite comprising; panelled bath, pedestal sink unit and a low flush W.C.

First Floor Landing

With access to the loft hatch and both bedrooms.

Bedroom One 9'9 x 16'3 (2.97m x 4.95m)



UPVC double glazed window, radiator and built in storage.

Bedroom Two 12'1 x 12'7 (3.68m x 3.84m)



UPVC double glazed window, radiator and built in storage.

External



Externally to the front of the property is a low maintenance garden, the rear yard is enclosed to the boundary and again low maintenance in design.

Tenure

The property is freehold.

Council Tax

Council Tax Band A- Hull City Council

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 20 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional products and services

Whitakers 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.

Disclaimer

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.

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Sales 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

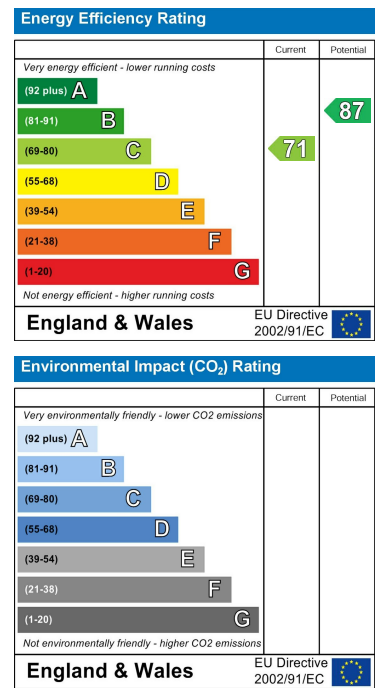


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.