

Whitakers

Estate Agents



23 Askew Avenue, Hull, HU4 6LS

By Auction £75,000

Starting Bid- £75,000

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:

Entrance hall

Double glazed window and entrance door, gas central heating radiator, storage cupboard and staircase to the landing off.

Lounge 4.55 x 3.65 Max



Double glazed window and patio doors, gas central heating radiator and a coved ceiling

Dining room 11'11" x 9'11" max (3.65 x 3.04 max)



Double glazed window gas central heating radiator and a coved ceiling.

Lobby

Leads to:

Kitchen 11'8" x 8'7" max (3.57 x 2.62 max)

Double glazed window and entrance door, fitted units and a single drainer sink unit, plumbing for an automatic washing machine, split level oven and hob.

Cloakroom

Low flush WC and wash basin.

Landing

Coved ceiling and access to the loft space.

Bedroom 1 4.57 x 3.70 Max



Double glazed window, gas central heating radiator and a storage cupboard.

Bedroom 2 3.70 x 3.03 Max



Double glazed window and a gas central heating radiator.

Bedroom 3 11'6" x 8'9" max (3.52 x 2.67 max)

Double glazed window and a gas central heating radiator.

Bathroom



Double glazed windows, fitted with a three piece suite comprising panelled bath, vanity wash basin and a low flush WC

Gardens



Situated on a generous plot with gardens to the front and rear with off street parking

Council Tax Band
Council Tax Band A

Tenure
The property is freehold.

Material Information
Construction- Standard
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - EE/ Vodafone / Three / O2
Broadband - Basic 12 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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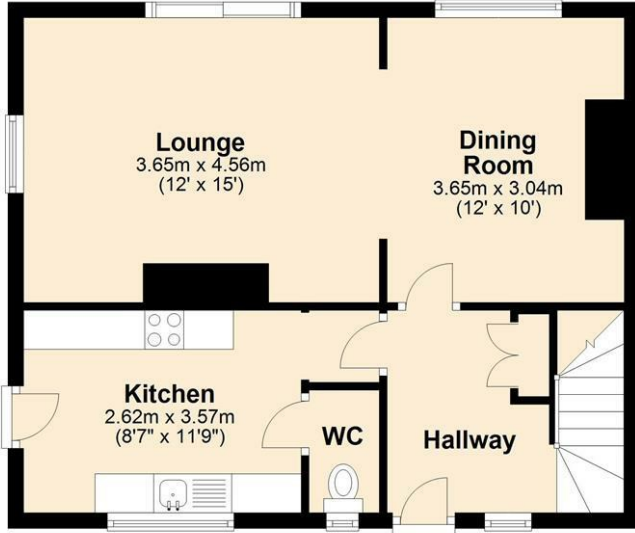
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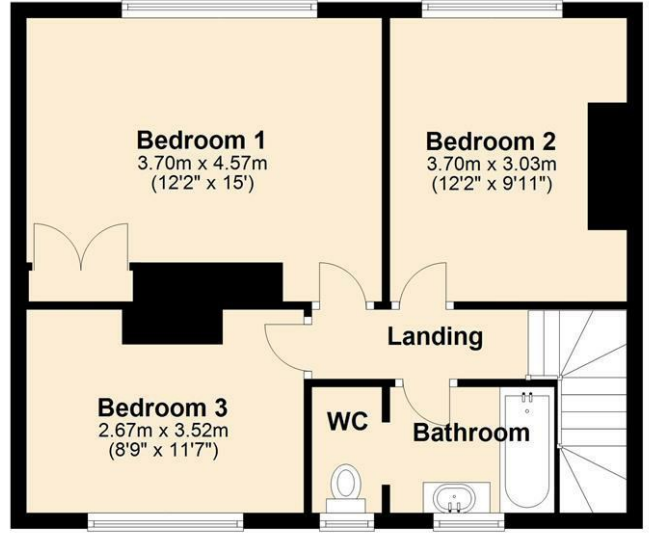
Sales valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

Ground Floor



First Floor



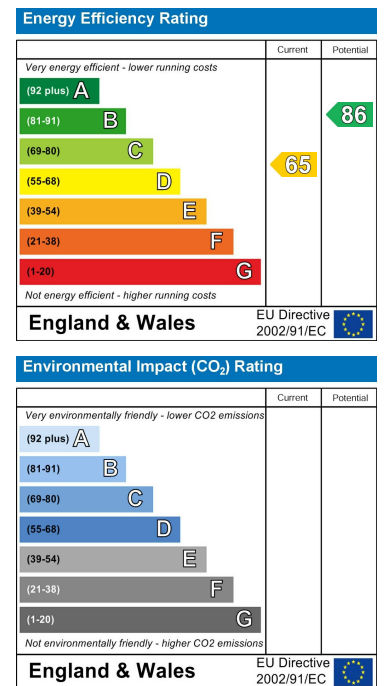
Total area: approx. 98.4 sq. metres (1059.5 sq. feet)

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.

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