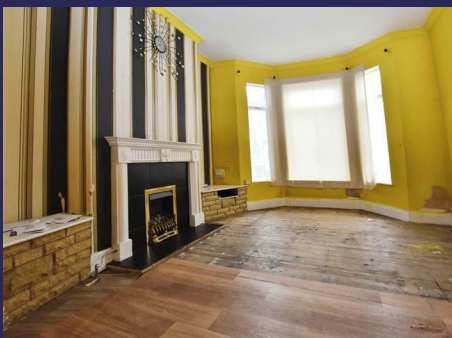


# Whitakers

Estate Agents



## 12 Dorset Street, Hull, HU4 6PP

**By Auction £40,000**

Starting Bid £40,000

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.



**Description**  
**No Onward Chain!**

This extended three bed property is offered to the market with no onward chain, situated in a prime residential location, well placed to access a wide range of amenities and boasts easy access to local schools.

The property is in need of TLC / modernisation however priced to reflect the work needed, and with not a lot of work this property could be transformed into a great family home or equally would make an ideal Buy to Let investment for a landlord looking to increase their portfolio.

The main features include - entrance, front lounge, dining room and fitted kitchen. The first floor boasts three good bedrooms together with the family bathroom suite.

Externally there are low maintenance gardens front and rear.

Early viewings are advised.

Accommodation Comprises

**Entrance**

Wood glazed front door.

**Hallway**

Laminate flooring and radiator.

**Lounge 13'2 max x 12'0 (4.01m max x 3.66m)**



UPVC double glazed bay window, gas fire with tiled inset and hearth with wood surround.

**Dining Room 12'5 x 11'2 (3.78m x 3.40m)**



UPVC double glazed window, gas fire with tiled inset and hearth with wood surround, understairs storage and laminate flooring.

**Kitchen 10'6 x 9'9 (3.20m x 2.97m)**



UPVC double glazed window and French doors leading to the garden. A range of base, wall and drawer units with work tops above and splash back tiles. Integrated oven and hob with hood over.

Split level landing

Loft hatch.

**Bedroom One 15'6 x 11'2 (4.72m x 3.40m)**



UPVC double glazed window and radiator.

Bedroom Two 10'1 x 6'2 (3.07m x 1.88m)



UPVC double glazed window and radiator.

Bedroom Three 10'8 x 10'0 (3.25m x 3.05m)



UPVC double glazed window and radiator.

Bathroom 7'3 x 4'5 (2.21m x 1.35m)



Panelled bath, sink unit and WC.

## Externally



Externally there are low maintenance gardens front and rear.

## Tenure

The property is freehold.

## Council Tax Band

Council Tax Band A.

## Material Information

Construction - Standard Construction

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 10 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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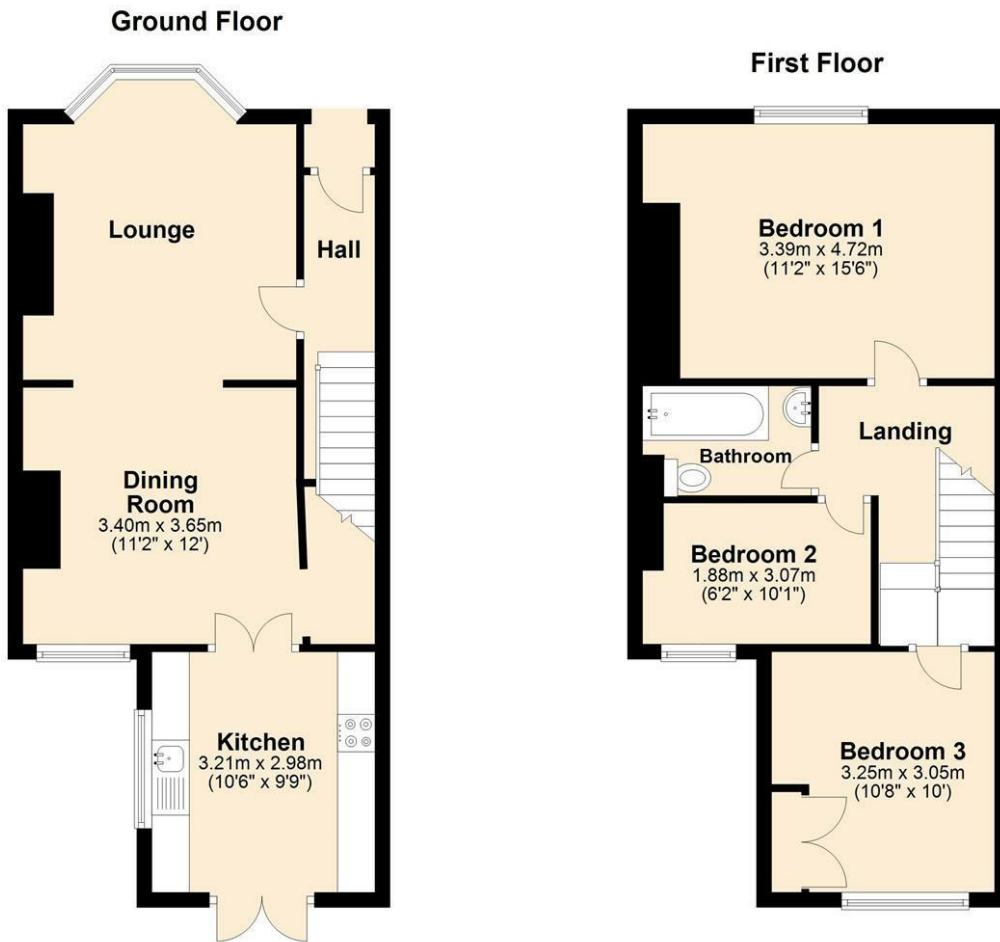
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#### Sales valuations

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.

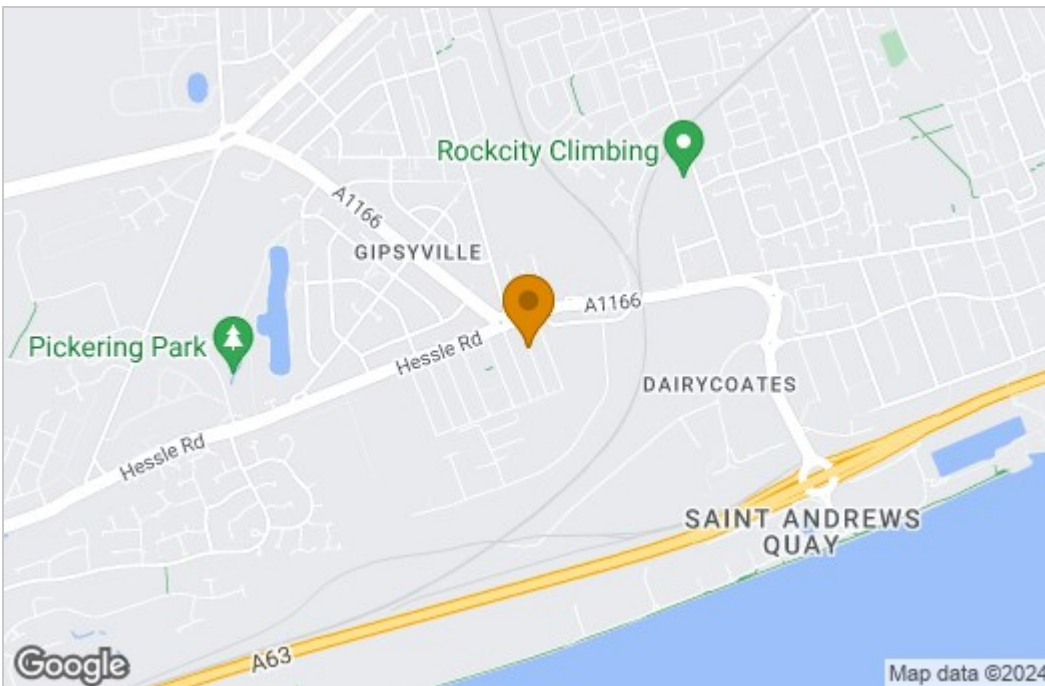


# Floor Plan

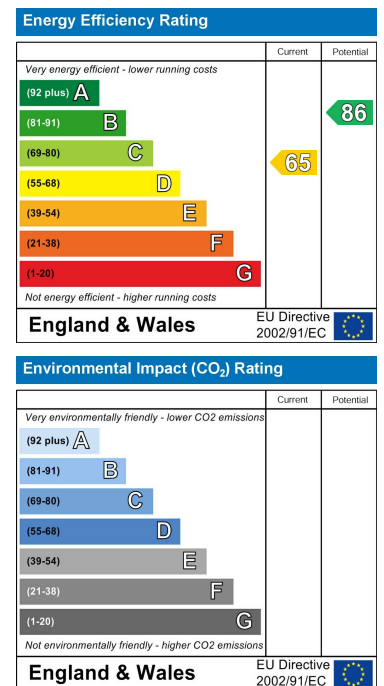


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.