

Whitakers

Estate Agents



182 Alliance Avenue, Hull, HU3 6QZ

By Auction £80,000

Starting Bid £80,000
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

This traditional 1930's and bay fronted mid-terrace house would benefit from a degree of modernisation/TLC throughout. An ideal investment opportunity or the first time buyer seeking to get onto the property ladder.

The property can be accessed from both Spring Bank West or Anlaby Road which is surrounded by an abundance of local shops and well connected by highly accessible transport links that provide access to the Hull City centre.

The ground level internal layout comprises entrance hall, spacious through lounge/dining room, fitted kitchen and utility lobby leading to the bathroom furnished with a three-piece suite. A fixed staircase ascends to the first-floor split level landing which constitutes a master bedroom with fitted wardrobes and two further fitted bedrooms.

Externally to the front there is a courtyard enclosed by wrought iron fencing. The rear garden is also low maintenance in design being block paved and enclosed by wooden fencing with a gate opening to the rear ten foot. The residence also benefits from having a detached garage.

The Accommodation Comprises



Entrance Hall

UPVC double glazed door, central heating radiator and tiled flooring. Leading to:

Lounge 14'2" x 11'3" (4.32 x 3.43)



UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth, fitted drawers and carpeted flooring.

Dining Area 11'10" x 14'4" maximum (3.63 x 4.39 maximum)



UPVC double glazed window, central heating radiator, understairs storage cupboard fitted drawers and carpeted flooring.

Kitchen 9'10" x 7'8" (3.01 x 2.34)



UPVC double glazed window, tiled flooring and fitted with a range of floor and eye level units, two contemporary worktops with splashback tiles above, sink with mixer tap, double oven and hob with extractor hood above.

Rear Lobby

UPVC double glazed door, tiled flooring and fitted with eye level units, worktop with splashback tiles above and plumbed for a washer and a dryer.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled with tiled flooring and furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, vanity sink with mixer tap and low flush W.C.

Split Level Landing

With access to the loft hatch and carpeted flooring.

Bedroom One 12'2" x 14'7" (3.71 x 4.45)



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom Two 11'8" x 9'2" (3.58 x 2.80)



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom Three 9'11" x 7'8" (3.03 x 2.34)



UPVC double glazed window, central heating radiator, fitted wardrobes, access to the loft hatch and carpeted flooring.

External



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Tenure

The property is freehold.

Council Tax

Hull City Council- Council Tax band - A

Additional Services

Whitaker 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.

Agents Notes

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.

Free Market Appraisals / 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.

Whitakers Estate Agent Declaration

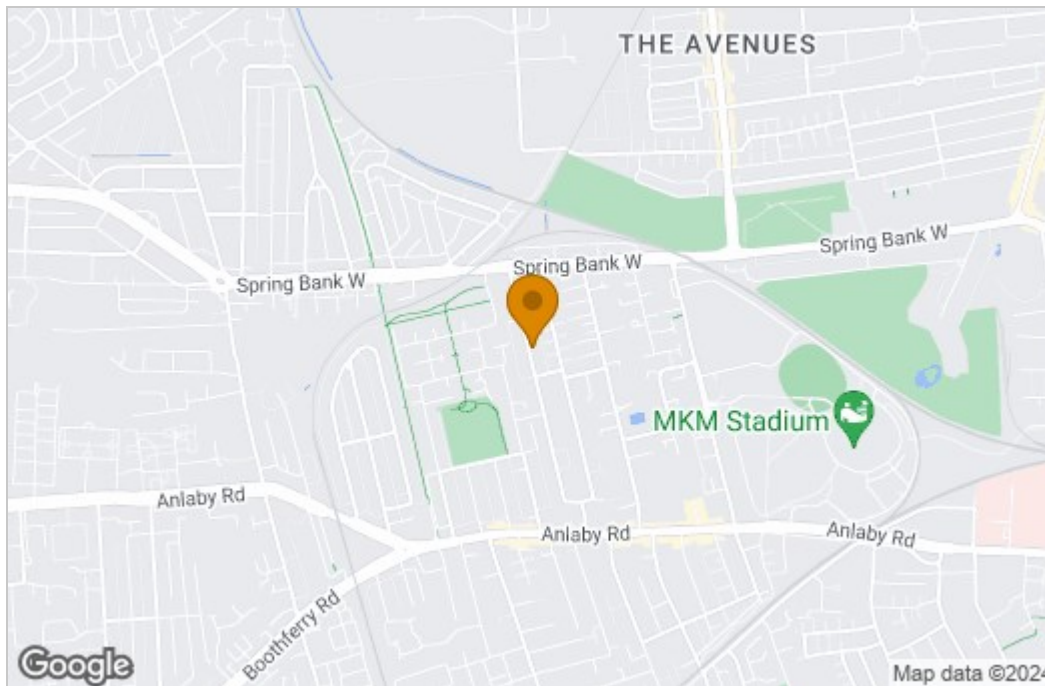
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Floor Plan

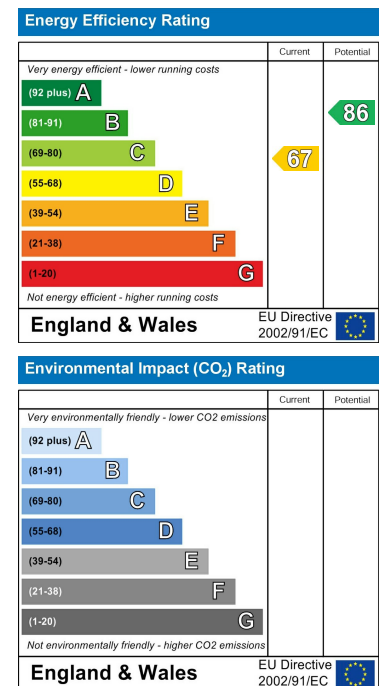


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.