

Whitakers

Estate Agents



19 Gleneagles Park, Hull, HU8 9JP

By Auction £25,000

This 1 Bedroom property is available to purchase with NO ONWARD CHAIN!

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

The Accommodation Comprises

Communal Entrance

Entrance door from front garden into communal entrance hall with stairs rising to first floor.

Entrance Hall



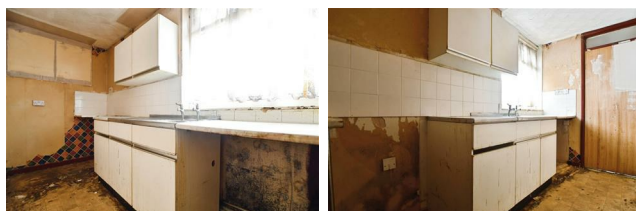
A composite front entrance door leads into the Entrance Hall area with internal door into...

Lounge



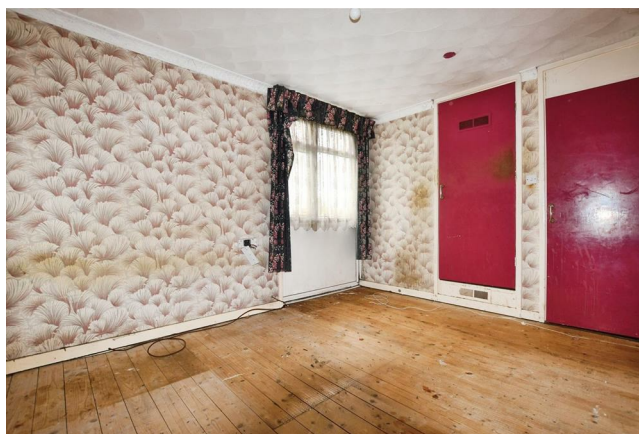
Spacious lounge with laminate flooring, UPVC window to front, warm air heating and storage cupboard

Kitchen



A separate kitchen with a range of fitted wall and base units, laminate worktops, stainless steel sink with tiled splash back, updating needed, UPVC window to rear.

Bedroom



Spacious double bedroom, UPVC window to front with warm air heating.

Bathroom



Walk in tiled shower with electric wall mounted shower unit, wc and hand wash basin. UPVC double glazed window, full tiled walls, in need of updating.

Outside



The property stands in paved communal gardens with perimeter fencing and entry gate.

Tenure

The property is leasehold and lease details should be obtained via Vendors Solicitors. 125 years commencing on and from 22 December 2008

Council Tax
Hull City Council - band A

EPC

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 sales 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.

Material Information:

Construction - Brick and timber frame under a tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Basic 11 Mbps

Ultrafast 1500 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

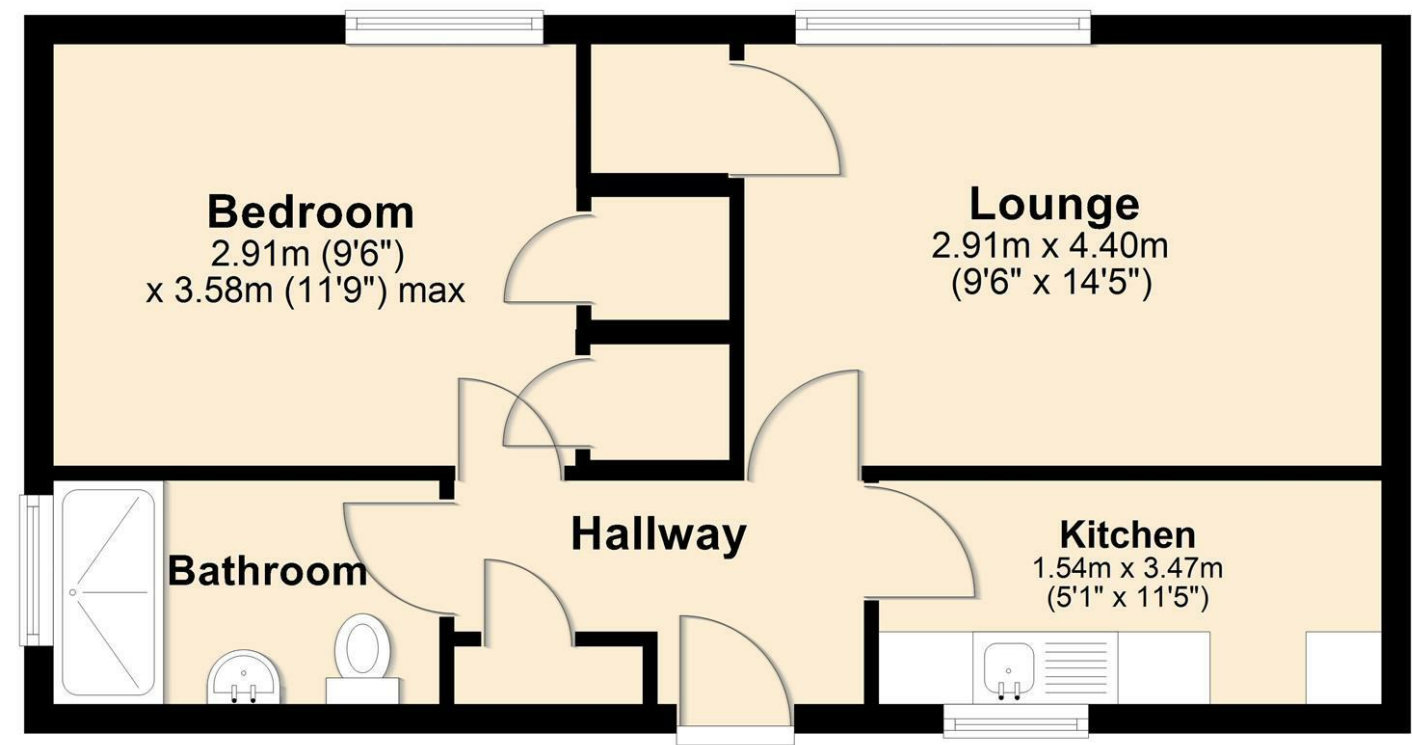
Planning - No

Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

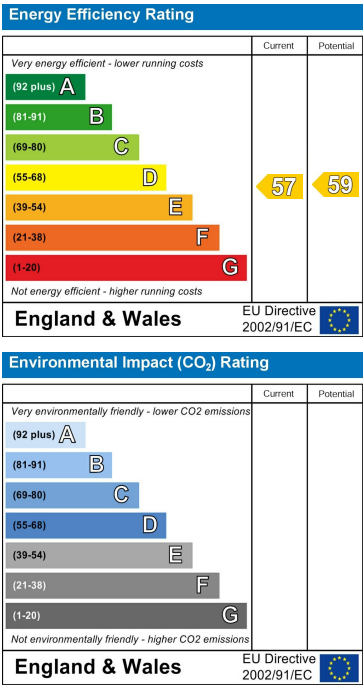
Apartment



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 firms employment has the authority to make or give any representation or warranty in respect of the property.