

# Whitakers

Estate Agents



## 4 Eaton Close, Hull, HU10 7EY

**65% Shared ownership £144,300**

**\*\* AFFORDABLE PROPERTY - Shared Ownership Opportunity (65% ownership) - BUYER CRITERIA APPLIES \*\* see eligibility & terms \*\***

Whitakers Estate Agents are pleased to introduce this immaculate end-terrace property, nestled within a private cul-de-sac on a modern development in the heart of Anlaby village. Occupied and meticulously maintained by the current owner since new in circa 2016, the property is presented to an exceptional standard throughout.

Upon entry, the resident is greeted by an entrance lobby incorporating a cloakroom, which opens into a spacious lounge with an understairs storage cupboard. An inner lobby then leads through to the fitted kitchen / dining room.

A fixed staircase ascends to the first-floor landing, which incorporates access to the loft hatch and useful storage. The first floor boasts a fitted master bedroom with en-suite facilities, a double bedroom with built-in wardrobes, and a good third bedroom. All rooms are served by a bathroom furnished with a three-piece suite.

Externally to the front aspect, there is a paved forecourt with decorative planting, together with allocated parking for two vehicles. French doors from the dining area open onto the enclosed rear garden, which is mainly laid to lawn and complemented by a patio seating area.

## Eligibility

- Buyers must have a household income of less than £80,000 per annum.
- Have a deposit for the property.
- Have a connection to the East Riding by way of residence, employment, or family
- Be in employment and qualify for a mortgage.
- Be aged over 18 and have a bank, Post Office or building society account.
- Have savings or equity of less than £150,000.

## Terms

- Under the discount for sale mechanism the property must be sold at 65% of the market value at that time. The covenant remains with the property in perpetuity and there is no option for any household to remove this covenant at any point in the future, which will allow the property to always remain affordable.
- The property should always be the purchasers' principal or only home, therefore cannot be rented out. (This is to ensure that it remains an Affordable Home rather than a buy to let investment).
- The property must be sold on to another household who meets the qualifying criteria and the Council must be informed. We will request proof of earnings and other information to confirm their eligibility for the scheme. The qualifying criteria relate to household income, the amount of savings and equity and buyers must have a recognised local connection with the East Riding area.

The accommodation comprises

## Front external



Externally to the front aspect, there is a paved forecourt with decorative planting, and allocated parking space for two vehicles.

## Ground floor

### Entrance lobby

Composite entrance door, central heating radiator, and carpeted flooring. Leading to :

### Cloakroom

Central heating radiator, and partly tiled with vinyl flooring. Furnished with two-piece suite comprising pedestal sink with dual taps, and low flush W.C.

### Lounge 15'0" x 11'9" (4.59 x 3.60 )



UPVC double glazed bay window, two central heating radiators, under stairs storage cupboard, and laminate flooring.

### Inner lobby

Central heating radiator, and laminate flooring. Leading to :

### Kitchen / dining room 12'8" x 15'6" maximum (3.87 x 4.74 maximum )



UPVC double glazed French doors and window, central heating radiator, and vinyl flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

### First floor

### Landing

With access to the loft hatch, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 10'0" x 10'8" (3.06 x 3.26 )



Two UPVC double glazed windows, central heating radiator, built-in wardrobes, and carpeted flooring.

#### En-suite



UPVC double glazed window, central heating radiator, and partly tiled with vinyl flooring. Furnished with a three-piece suite comprising walk-in enclosure with electric shower, pedestal sink with dual taps, and low flush W.C.

Bedroom two 12'7" x 8'1" maximum (3.86 x 2.47 maximum )



UPVC double glazed window, central heating radiator, built-in wardrobe, and carpeted flooring.

Bedroom three 7'5" x 7'1" maximum (2.27 x 2.17 maximum )



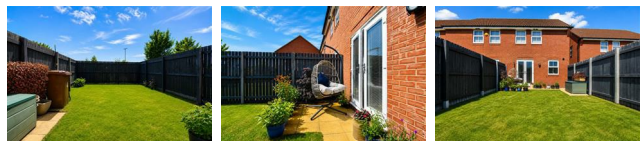
UPVC double glazed window, central heating radiator, and carpeted flooring.

#### Bathroom



UPVC double glazed window, central heating radiator, and partly tiled with vinyl flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap, pedestal sink with dual taps, and low flush W.C.

#### Rear external



French doors from the dining area in the kitchen open onto the enclosed rear garden which is mainly laid to lawn, and complimented by a patio seating area.

#### Aerial view of the property

The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to

consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

#### Land boundary

#### Tenure

The property is held under Freehold tenureship

#### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL316004000

Council Tax band - C

#### EPC rating

EPC rating - B

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/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.

#### 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

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

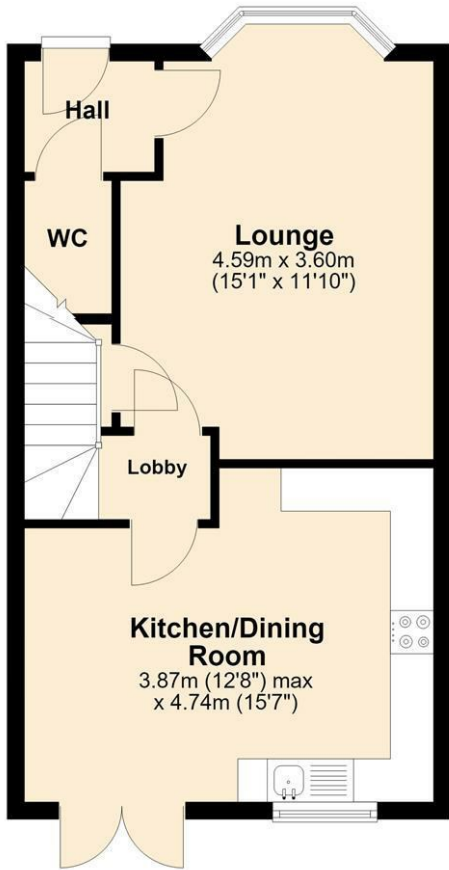
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

# Floor Plan

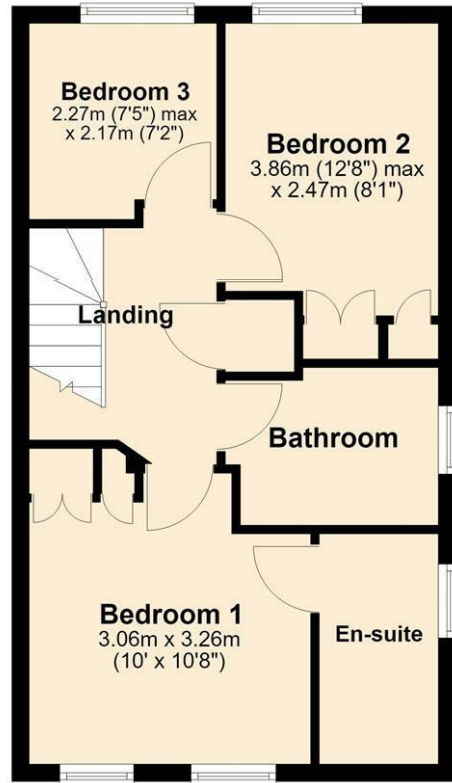
## Ground Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



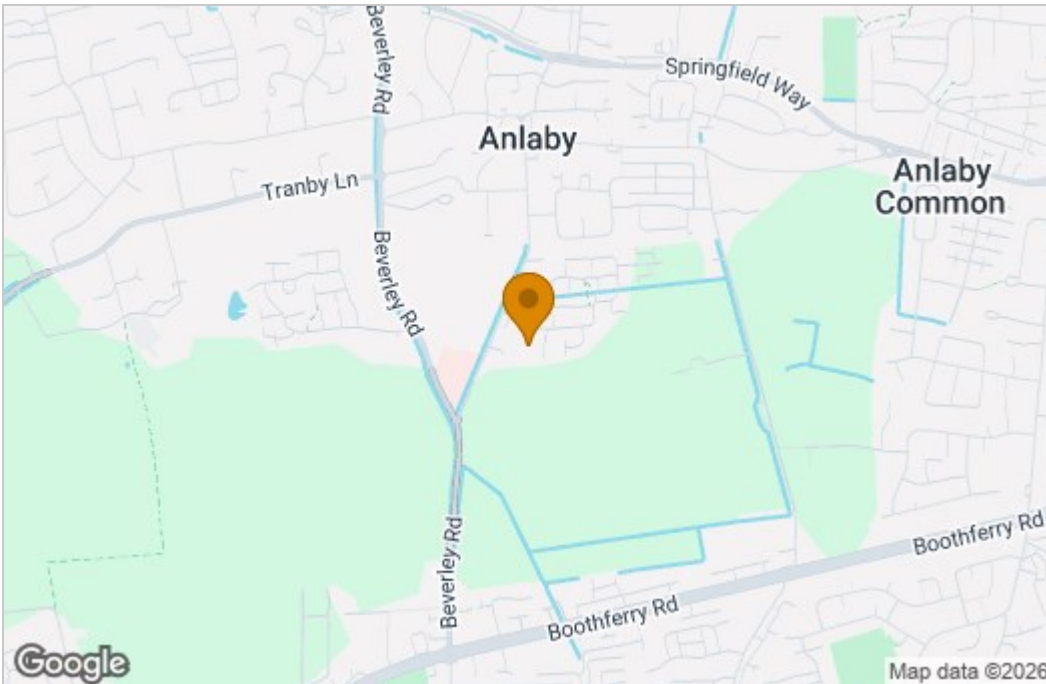
## First Floor

Approx. 40.2 sq. metres (432.2 sq. feet)

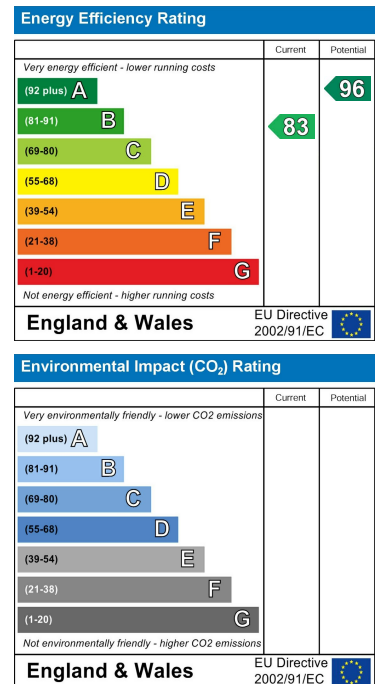


Total area: approx. 81.0 sq. metres (871.5 sq. feet)

# 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.