Whitakers
Estate Agents

17A Church Lane, Hull, HU10 7TA

Auction Guide £350,000

** FOR SALE BY MODERN METHOD OF AUCTION ** see auctioneers comments below.

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this substantial semi detached family home, occupying a sought-after position along Church Lane in the heart of Kirk Ella, ideally placed to take advantage of the village's highly regarded amenities, leisure facilities and transport links.

Externally to the front aspect, there is a large paved driveway that accommodates off-street parking for multiple vehicles, an is enhanced by decorative planting. An electric roller shutter door opens to a garage that extends down the side of the property.

Upon entry, the resident is greeted by a welcoming hallway that incorporates a cloakroom, and follows to an open plan lounge / dining room, and fitted kitchen with adjoining verandah.

A fixed staircase ascends to the first floor, which boasts two double bedrooms, a good third bedroom, and a bathroom furnished with a four-piece suite.

Auctioneers 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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

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 £960 inc. VAT. These services are optional.

The accommodation comprises

Front external

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Ground floor

Hallway

Composite stained glass door with side windows, central heating radiator, built-in wardrobe with mirrored sliding door, under stairs storage cupboard, and tiled flooring. Leading to :

Cloakroom

UPVC double glazed window, and laminate flooring. Furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

Open plan lounge / dining room 30'10" x 13'3" (9.42 x 4.06)

Lounge

UPVC double glazed bay window, central heating radiator, log burner with slate hearth and oak mantle, and laminate flooring.

Dining room

UPVC double glazed French doors with side windows, central heating radiator, and laminate flooring.

Dining kitchen 20'3" x 8'10" (6.19 x 2.70)

UPVC double glazed windows, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher, provision for a gas cooker with extractor hood above, and integrated wine cooler.

Verandah

UPVC double glazed throughout with French doors opening onto the rear garden, central heating radiator, and tiled flooring.

First floor

Landing

UPVC double glazed window, fixed staircase to the second floor, and carpeted flooring. Leading to :

Bedroom one 16'8" x 11'10" (5.10 x 3.61)

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

Bedroom two 14'11" x 10'9" (4.56 x 3.30)

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

Bedroom five 8'5" x 7'6" (2.58 x 2.30)

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

Bathroom

Two UPVC double glazed windows, central heating radiator, wall mounted mirrored cupboard and fitted storage cupboards, and fully tiled. Furnished with a four-piece suite comprising panelled bath with mixer tap and shower, walk-in enclosure with mixer shower and waterfall feature, vanity sink with mixer taps, and low flush W.C.

Second floor

Second floor landing
UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom three 10'9" x 7'9" (3.30 x 2.37)

Roof style window, central heating radiator, storage in the eaves, fitted wardrobes and drawers, and carpeted flooring.

Bedroom four 10'9" x 7'9" (3.30 x 2.37)

Roof style window, central heating radiator, storage in the eaves, and carpeted flooring.

Shower room
Central heating radiator, and partly tiled to splashback areas with vinyl flooring. Furnished with a two-piece suite comprising walk-in enclosure with electric shower, and wash basin with mixer tap.

Garden Room

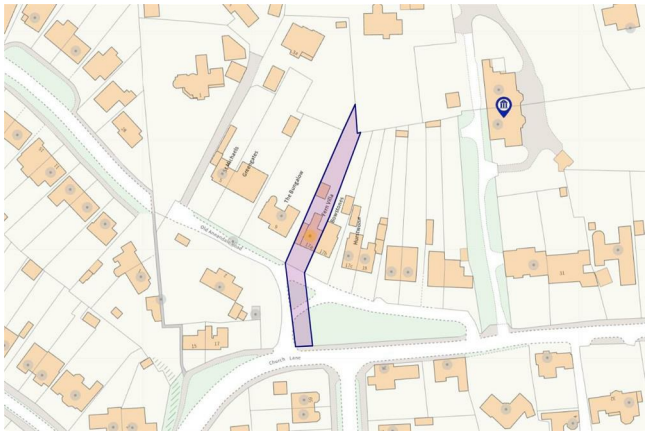
Rear external

French doors from the dining area open onto the generously sized rear garden which is mainly laid to lawn with well-stocked borders and boundary fencing to the surround.

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 - KIK076017001
Council Tax band - E

EPC rating
EPC rating - D

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.

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.

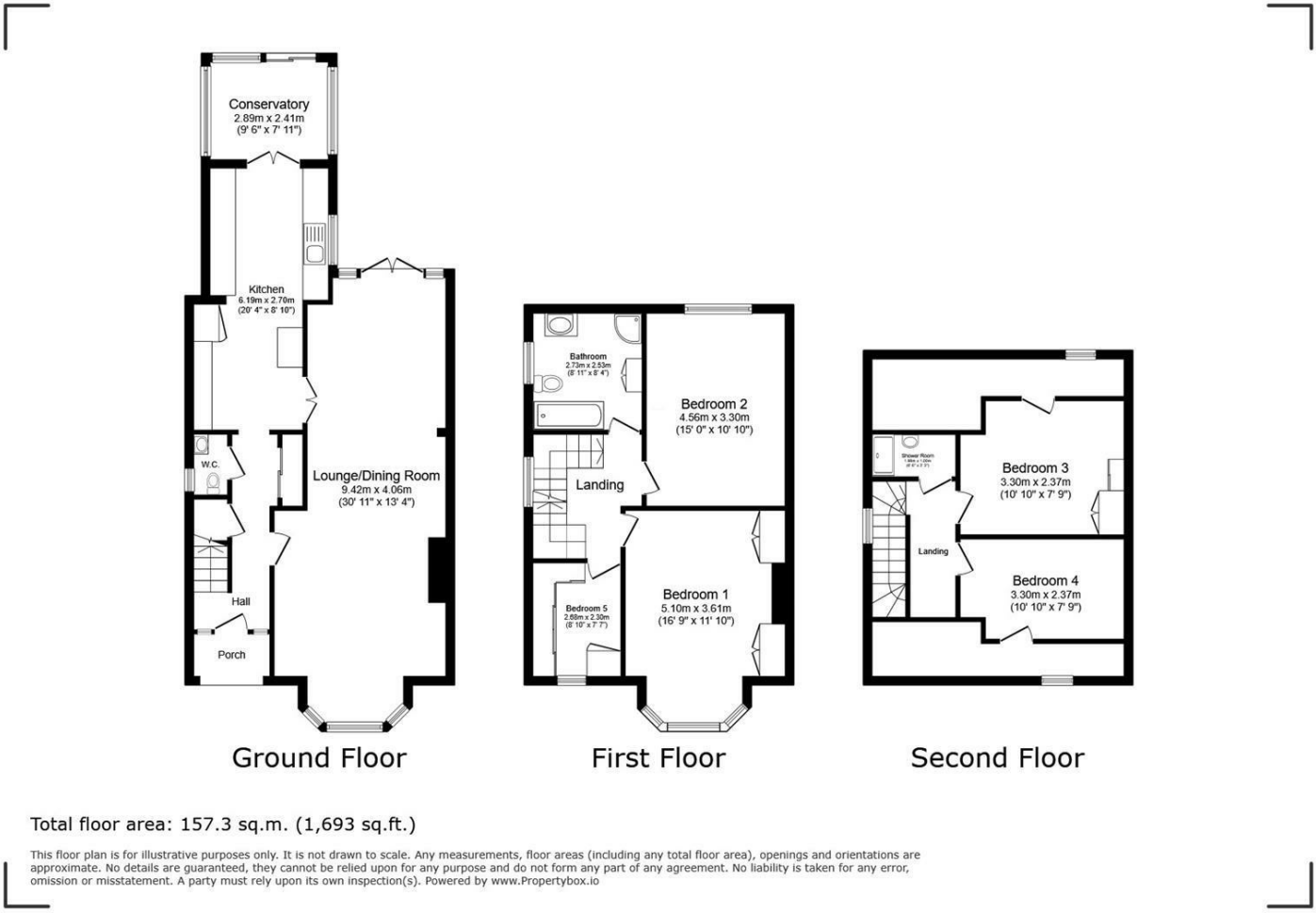
Free Market Appraisals / Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration
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.

Making an offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.

Floor Plan

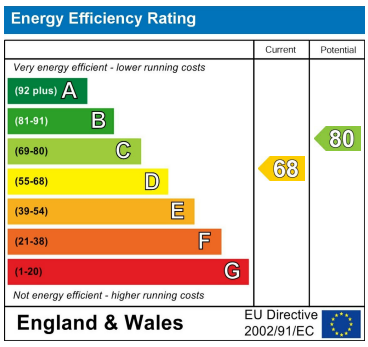


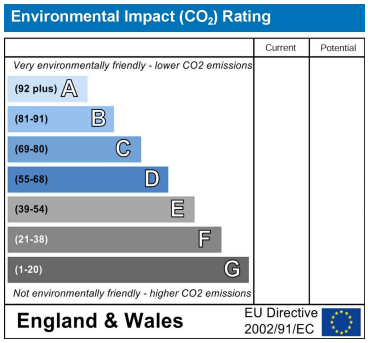
Total floor area: 157.3 sq.m. (1,693 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

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