



St. Lukes Court, Hull, HU10 6PQ
By Auction £45,000


**Philip
Bannister**
Estate & Letting Agents

St. Lukes Court, Hull, HU10 6PQ

Offered for sale by modern auction, this 2 bedroom duplex apartment offers versatile living and must be viewed early to avoid any disappointment. The property briefly comprises communal entrance hall, private entrance, lounge, kitchen, landing, two bedrooms, shower room and parking space.

Key Features

- Offered For Sale via Modern Auction
- Superb Duplex Apartment In An Excellent Location
- Entrance Hall, Lounge, Kitchen
- Landing, 2 Bedrooms, Shower Room, Separate w.c.
- Communal gardens and parking
- EPC - D

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |





WILLERBY

Willerby is an East Riding of Yorkshire village located on the Western outskirts of the City of Kingston upon Hull. Located approximately 5 miles West of Kingston upon Hull and approximately 8 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

GROUND FLOOR

ENTRANCE HALL

With panelled door and stairs to first floor.

LOUNGE

14'7" x 13'5" (4.45m x 4.09m)

With double glazed window to front elevation, double glazed door and electric heater

KITCHEN

11'3" x 7'5" (3.43m x 2.26m)

With a range of base and wall units, laminate work surfaces, stainless steel sink unit, electric hob and oven, extractor hood, splash back tiling, tiled floor, plumbing for automatic washing machine and double glazed window to front elevation.

FIRST FLOOR

With storage cupboard and another entrance door.

BEDROOM 1

11'5" plus recess x 11'2" (3.48m plus recess x 3.40m)

With double glazed window to front elevation and electric heater.

BEDROOM 2

11'5" x 10'1" (3.48m x 3.07m)

With double glazed window to front elevation and electric heater.

SHOWER ROOM

With 2 piece white suite, comprising shower cubicle, wash hand basin, tiled floor, splash back tiling and heated towel rail

SEPARATE W.C.

With w.c.

OUTSIDE

Outside are communal gardens and parking area.

GENERAL INFORMATION

SERVICES - Mains water, electricity, and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a electric central heating system.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - The property lies within Band A (East Riding Of Yorkshire council)

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances. We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) all descriptions, dimensions, 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd 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 the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT), Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

TENURE.

We understand that the property is Leasehold

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 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.

AUCTION VIEWINGS.

Viewings are conducted through Philip Bannister & Co. Please note that when booking a viewing at an auction property, your personal data—including your name, address, telephone number, and email address—will be shared with Iamsold. Following the viewing, an auction specialist from their team will contact you to discuss the property.

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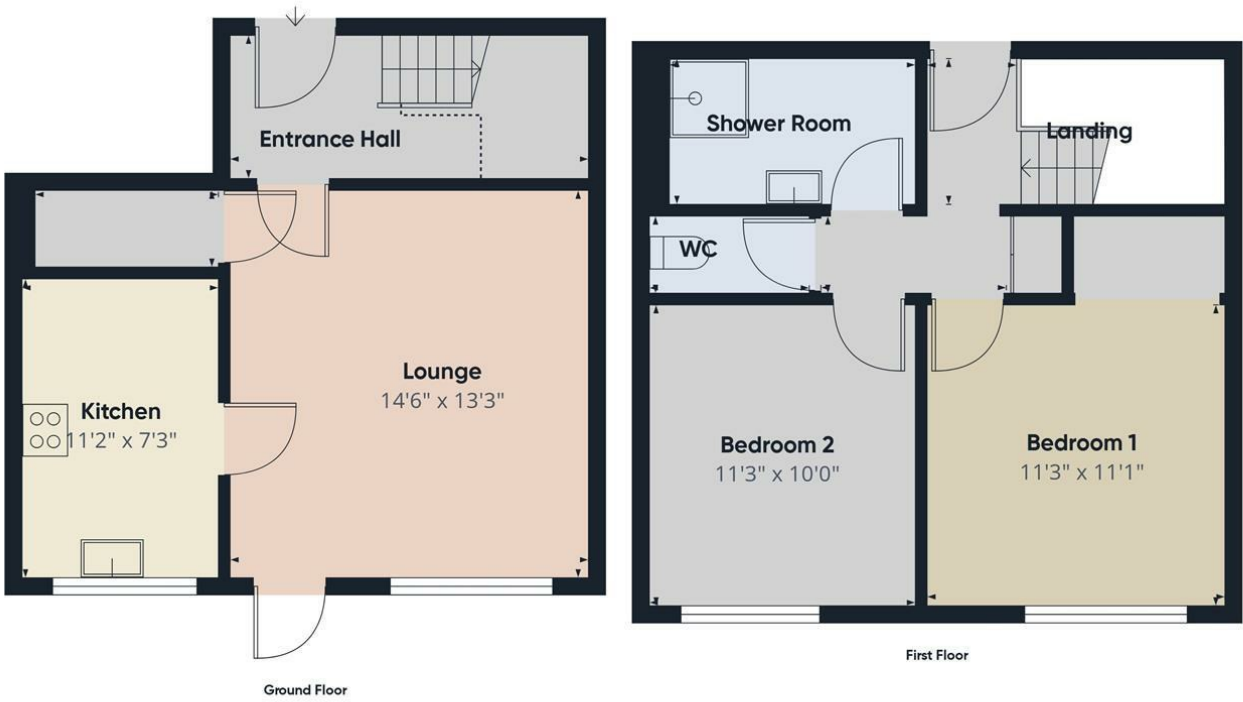
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Approximate total area⁽¹⁾
743 ft²
Reduced headroom
30 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

