



Quick & Clarke

PROPERTY SPECIALISTS

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409 Willerby Road, Hull HU5 5JD
Auction Guide £115,000

- For Sale by Modern Auction – T & C’s apply
- Subject to Reserve Price
- Buyer's fees apply
- Traditional townhouse - in need of modernisation
- No onward chain
- Such an immense opportunity
- 2 reception rooms / 3 bedrooms
- First floor bathroom
- South facing garden - Garage via tenfoot
- EPC Rating: D Council Tax Band: B

We are delighted to present to the market such an immense opportunity to acquire a traditional bay fronted townhouse in this ever-popular residential area, with no onward chain and offering a blank canvas to add your own modernisation within.

The property enjoys entrance hallway, two reception rooms, fitted kitchen with built-in appliances, three bedrooms, first floor bathroom, South facing garage and single garage accessed via tenfoot.

Imagine what you could do to this property to create modern living at its very best and, competitively priced, an early viewing is an absolute must.

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

LOCATION

Willerby Road is ideally located for those wishing to commute to Hull city centre, the A63, Willerby, Anlaby and Hessle with a regular bus service connecting the area, a good range of local shops on Willerby Road and a short drive to Anlaby Retail Park and Willerby centre where further shops and amenities can be found.

Hull city centre is located approximately 3.5 miles from the property where there is mainline railway station, bus interchange connecting to further afield and ease of access to the A63/M62 with further trunk routes avai9lable over the Humber Bridge.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

10'6" x 5'1" (3.20m x 1.55m)
Having staircase leading to the first floor accommodation. A door leads into:

LOUNGE

14'6" into bay decreasing to 11'8" x 11'9" (4.42m into bay decreasing to 3.56m x 3.58m)
uPVC double glazed walk-in bay window to the front elevation and Adam style fire surround.

SITTING ROOM

17'3" maximum x 10'4" maximum (5.26m maximum x 3.15m maximum)
uPVC double glazed window to the rear elevation and storage cupboard housing the utility meters. A door leads into:

KITCHEN

12'10" x 6'2" (3.91m x 1.88m)
uPVC double glazed window to the rear and side elevations and uPVC door leading out into the rear garden. Traditional fitted oak fronted base and wall units with work surfaces and splashbacks, double electric oven with electric hob, stainless steel sink unit with drainer and mixer tap, space and plumbing for washing machine.

FIRST FLOOR

LANDING

BEDROOM 1

14'6" into bay x 9'5" to wardrobes (4.42m into bay x 2.87m to wardrobes)
uPVC double glazed bay window to the rear elevation and two sets of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

10'6" x 9'4" plus recess (3.20m x 2.84m plus recess)
uPVC double glazed window to the rear elevation and fitted storage cupboard.

BEDROOM 3

7'9" x 6'2" (2.36m x 1.88m)
uPVC double glazed window to the front elevation.

BATHROOM

6'4" x 6'2" (1.93m x 1.88m)
uPVC double glazed window to the rear elevation, three piece suite in white compr4ising panelled bath, low level w.c. and pedestal wash hand basin with half tiled walls for splashbacks.

OUTSIDE

To the front of the property is a cottage style North facing garden.

The rear garden is South facing with a lawn and plants, lean-to timber shed and to the head of the garden a timber gate leads to the single garage which is accessed via the tenfoot.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from majority uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will

pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metapix ©2020