

# Whitakers

Estate Agents



## 2 Oaktree Drive, Hull, HU8 9TS

**Auction Guide £160,000**

SOLD WITH NO CHAIN AND SITUATED ON THE EVER POPULAR HOWDALE ROAD DEVELOPMENT, JUST A STROLL WAY FROM ALL OF THE FABULOUS AMENITIES THAT SUTTON VILLAGE HAS TO OFFER, THIS THREE BEDROOM DETACHED HOUSE TICKS ALL OF THE BOXES FOR THE GROWING FAMILY. The accommodation briefly comprises entrance hall, lounge and dining area, fitted kitchen, three bedrooms of good proportion and a first floor shower room and has gas central heating to radiators and double glazing. Enjoying pleasant gardens and a private driveway to a single garage, enquiries in order to view are welcome

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 4.5% 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

### Entrance Hall

With cloak hanging facilities and giving access to :

### Lounge and Dining Area



Window and French doors giving access to the rear garden, Adam style fire surround with marble effect back and hearth incorporating a pebble effect gas fire and there is a radiator.

### Fitted Kitchen



A good range of fitted floor and wall units with rolled edge laminated preparation surfaces having matching splash backs and an inset one and a half bowl sink unit with mixer tap. Window to the front aspect, plumbing for an automatic washing machine and integrated appliances include an electric oven, a four ring electric hob, a stainless steel over head extractor canopy and a fridge.

### Landing

With two useful built in storage cupboards

### Bedroom One



Window to the rear aspect, fitted wardrobes, over head cupboards, dressing table unit and drawers and a radiator.

### Bedroom Two



Window to the front aspect, mirror fronted fitted wardrobe and a radiator

### Bedroom Three



Windows to two aspects allowing plenty of natural light and a radiator

### Shower Room



An electric shower unit, wash hand basin and a low level wc. Tiled walls, a non slip floor and a radiator.

## Gardens



To the front of the property is an open plan garden which is laid to lawn. To the rear is an enclosed garden laid mainly to lawn and decorative aggregates and there is a paved patio area

## Garage

Having an up and over vehicular door, power supply and accessible via a driveway to the front of the property

## Council Tax

Hull City Council - band C

## Tenure

This property is Freehold

## 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 under tiled roof

Conservation Area - No

Flood Risk -Low

Mobile Coverage/Signal -Yes

Broadband - Basic 11 Mbps Ultrasfast 1500 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

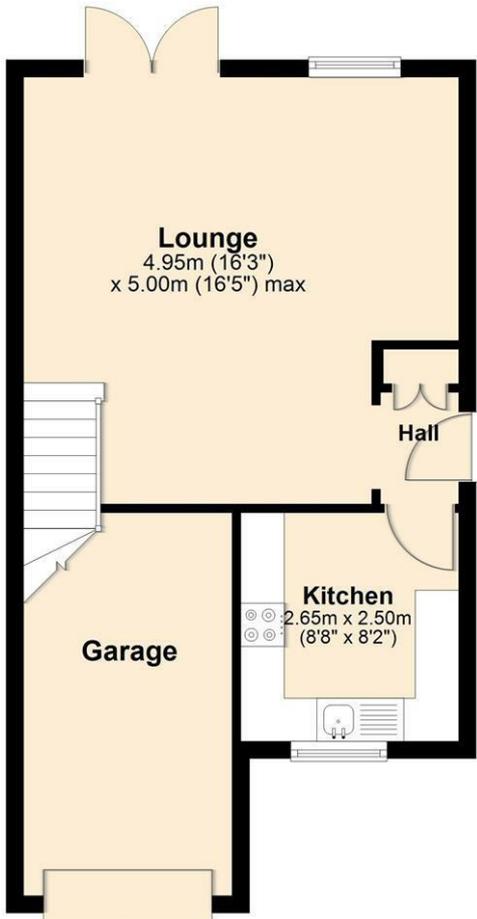
Planning -No

Whitakers Estate Agent Declaration:

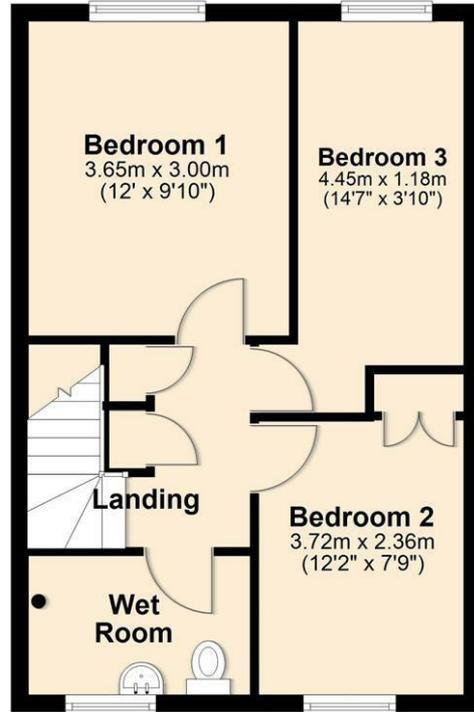
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# Floor Plan

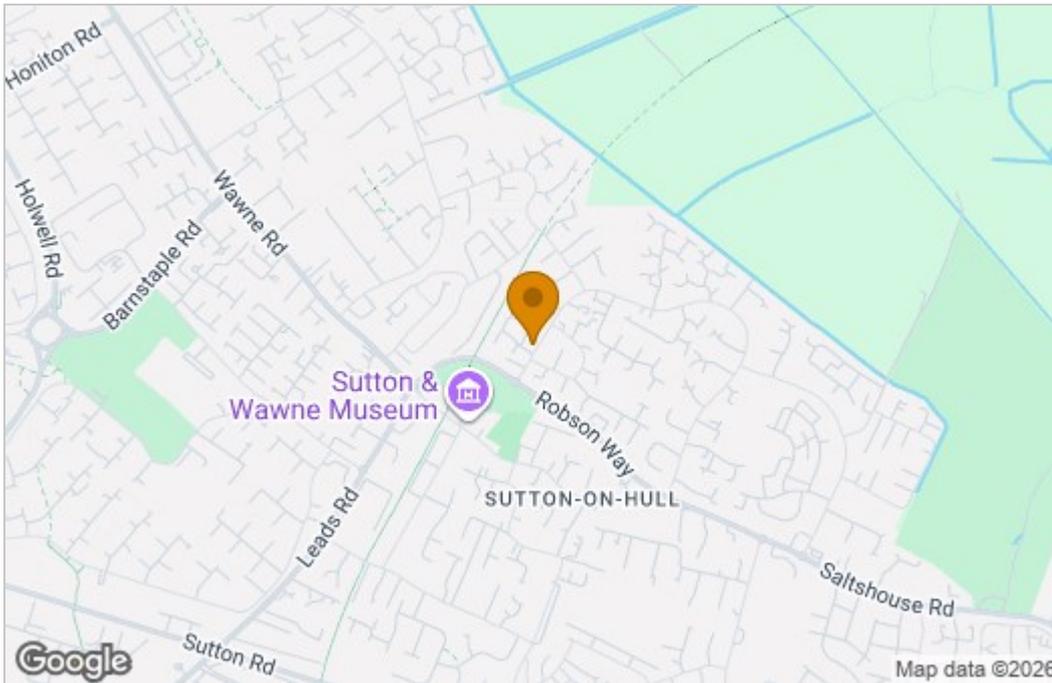
## Ground Floor



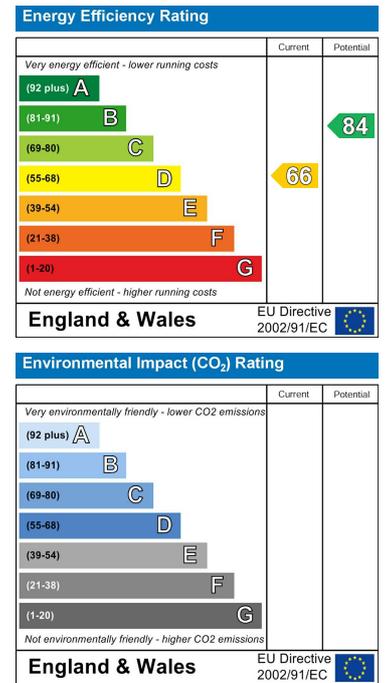
## First Floor



# 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.