

# Whitakers

Estate Agents



## The Gateway 1 Reed Street, Hull, HU2 8BE

**Auction Guide £60,000**

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. Payment varies but will be no more than £450.00. These services are optional.

## Description

Introducing this well-presented first floor apartment which is conveniently placed within the Hull city center and is surrounded by a host of local amenities, leisure facilities and transport links.

To the ground level there is a communal entrance with intercom system and fixed staircase to the upper floors.

Flat 6 is accessed from the first floor and briefly comprises : large entrance hall with built-in storage cupboard, open plan lounge / kitchen, two bedrooms and a bathroom furnished with a three-piece suite.

The property would make an ideal investment as it is currently being sold with a tenant in situ.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Ground floor

Communal entrance

First floor

Private entrance hall

Wooden entrance door, electric radiator, built-in storage cupboard and carpeted flooring. Leading to :

Open plan lounge / kitchen 18'2" x 15'8" (5.54m x 4.78m )

Lounge

UPVC double glazed window, electric radiator and carpeted flooring.

Kitchen

Central heating radiator, partly laminated and partly carpeted flooring and fitted with a range of floor and eye level units, two worktops with splashback tiles above, sink with mixer tap and a range of integrated appliances including : washing machine, dishwasher and electric oven with hob and hood above.

Bedroom one 11'2" x 8'5" (3.41m x 2.59m )

UPVC double glazed window, electric radiator and carpeted flooring.

Bedroom two 8'3" x 9'4" (2.53m x 2.85m )

UPVC double glazed window, electric radiator and carpeted flooring.

Bathroom

Electric radiator, laminate flooring and furnished with a three-piece suite comprising panelled bath

with dual taps and mixer shower, pedestal sink with dual taps and low flush W.C.

Tenure

The property is leasehold - approx 181 years remaining on the lease, service charge £77.33 per month and ground rent is £80.00 per annum.

Council tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00140301000106

Council Tax band - B

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 20 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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.

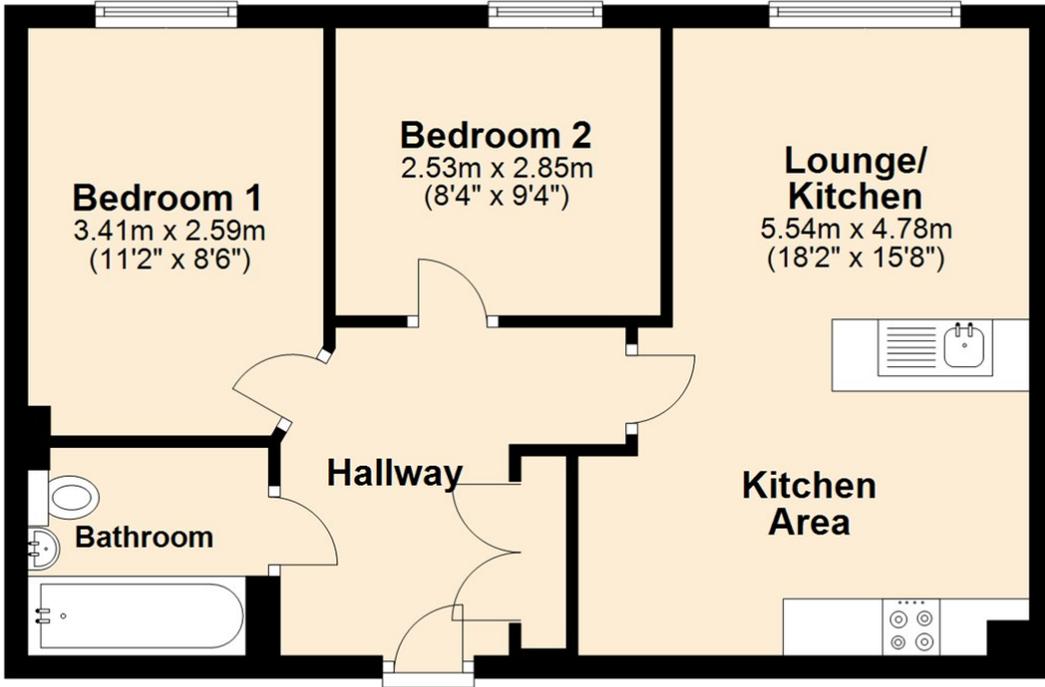
Whitakers Estate Agent Declaration

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.

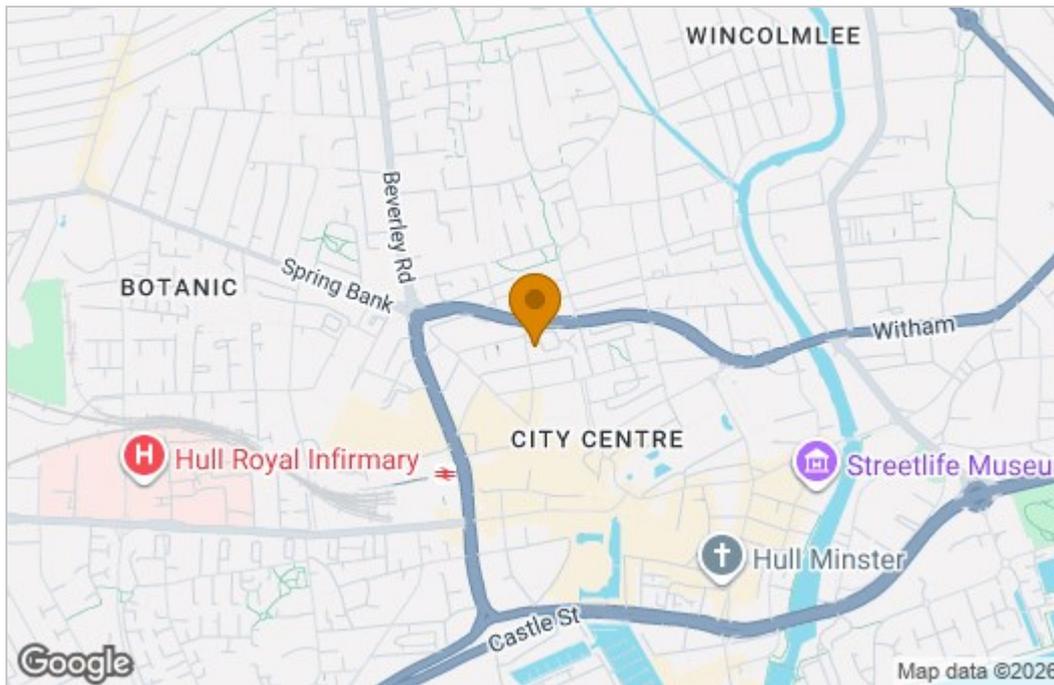
Floor Plan

Apartment 6

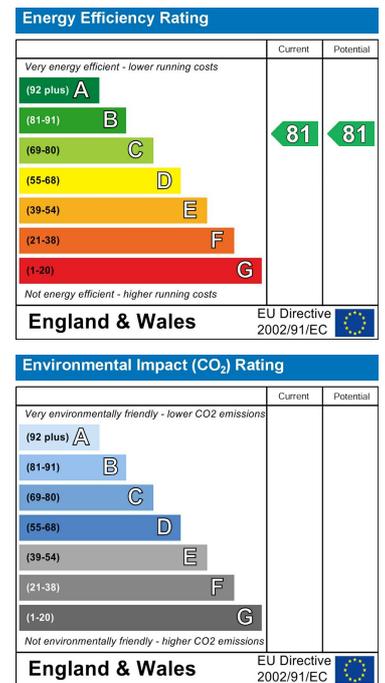


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.