

# Whitakers

Estate Agents



## 55 Loyd Street, Hull, HU10 6UQ

**Auction Guide £120,000**

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

Whitakers Estate Agents are pleased to introduce this traditional mid-terrace property, ideally placed to enjoy a tranquil setting yet take advantage of close proximity to the Anlaby village centre.

Externally to the front aspect, there is a paved forecourt with a gravelled border enhanced by decorative planting,. The kerb has been lowered to accommodate off-street parking.

Upon entry, the resident is greeted by a welcoming entrance hall that follows to an open plan lounge / dining room, and fitted kitchen with adjoining conservatory.

A fixed staircase rises to the first floor which boasts two fitted double bedrooms, a fitted third bedroom, and a shower room.

French doors from the conservatory open onto the southerly facing rear garden which is partly laid to lawn and complimented with a patio seating area. A pathway leads to a detached garage, and a gate in the boundary fencing that opens onto the rear ten-foot.

### 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.

The accommodation comprises

### Front external



Externally to the front aspect, there is a paved forecourt with a gravelled border enhanced by decorative planting,. The kerb has been lowered to accommodate off-street parking.

### Ground floor

#### Hall

UPVC double glazed door with side window, central heating radiator, two under stairs storage cupboards, and carpeted flooring. Leading to :

### Open plan lounge / dining room

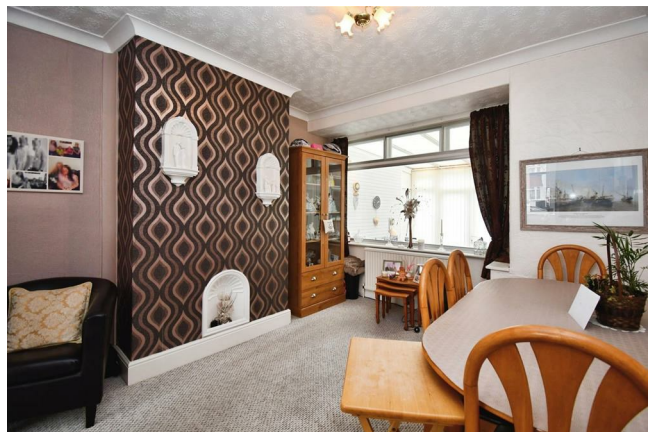


Lounge 10'11" x 11'2" (3.34 x 3.42 )



UPVC double glazed bay window, feature window, central heating radiator 2&6£ marbled inset / hearth and decorative surround, and carpeted flooring.

Dining room 10'5" x 11'3" (3.19 x 3.43 )



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

Kitchen 16'11" x 7'11" (5.17 x 2.43 )



UPVC double glazed window and wooden glazed window, central heating radiator, and cushion effect laminate 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 integrated oven with hob and extractor hood above.

Conservatory 9'1" x 8'4" (2.78 x 2.55 )



UPVC double glazed throughout with french doors opening to the rear garden, and laminate flooring.

First floor

Landing

Carpeted flooring, and leading to :

Bedroom one 13'5" x 10'0" (4.10 x 3.05 )



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

Bedroom two 10'3" x 10'8" (3.14 x 3.27 )



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

Bedroom three 7'8" x 6'7" (2.35 x 2.01 )



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

## Shower room



With access to the loft hatch, UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with vinyl flooring. Furnished with a three-life suite comprising walk-in enclosure with electric shower, pedestal sink with mixer tap, and low flush W.C.

## Rear external



French doors from the conservatory open onto the southerly facing rear garden which is partly laid to lawn and complimented with a patio seating area. A pathway leads to a detached garage, and a gate in the boundary fencing that opens onto the rear ten-foot.

## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number -

ANL128055000

Council Tax band - B

## EPC rating

EPC rating - TBC

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 4 Mbps / 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.

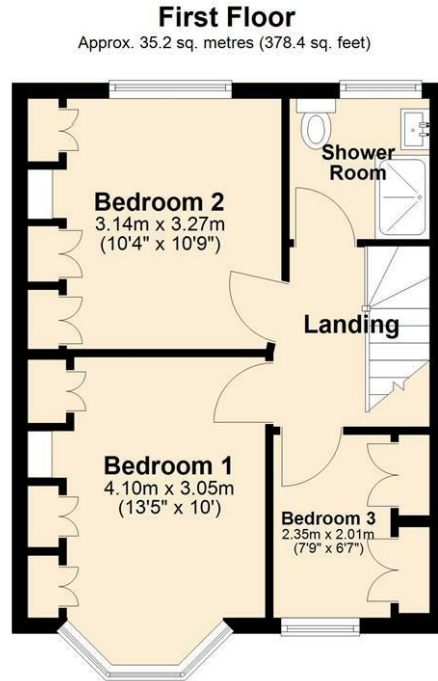
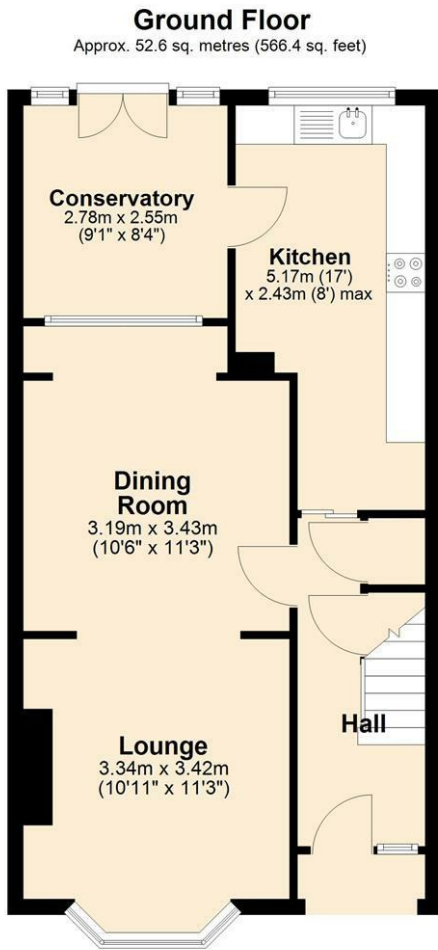
## Free Market Appraisals / Valuations

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.

# Floor Plan



Total area: approx. 87.8 sq. metres (944.8 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.