

# Whitakers

Estate Agents



## 82 Ancaster Avenue, Hull, HU5 4QS

**Auction Guide £100,000**

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

\*\* NO ONWARD CHAIN \*\*

This extended three bedroom family home is offered to the market with no onward chain. Situated in a sought after residential location, well placed to access great local schools & a wealth of amenities.

The property itself does require some modernisation however it is priced to reflect the work needed and saves paying a premium for somebody else's work & taste.

The accommodation comprises of entrance, lounge, dining room & kitchen extension to the rear. To the first floor, there are three bedrooms, bedrooms one & two benefit from fitted wardrobes, along with the family bathroom suite.

Externally, there is a garden to the front of the property, to the rear there is a well stocked garden with garage and ten-foot access beyond.

Early viewing highly recommended.

## Auctioneers Comments

### 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:

### Recess porch

Double glazed entrance door leading to the:

### Hallway

Double glazed windows, gas central heating radiator, under stairs storage cupboard and staircase to the landing off.

Lounge 12'9" x 11'1" (3.90m x 3.38m)



Upvc double glazed bay window, and a gas central heating radiator. Double doors lead to:

Dining room 12'8" x 10'2" (3.88m x 3.11m)



Upvc double glazed window and a gas central heating radiator.

Breakfast kitchen 19'6" x 9'0" (5.96m x 2.76m)



Two Upvc double glazed windows, rear entrance door, gas central heating radiator, plumbing for an automatic washing machine, single drainer sink unit and fitted units.

### Landing

Bedroom one 12'11" x 10'2" (3.96m x 3.12m)



Upvc double glazed bay window, gas central heating radiator and fitted wardrobes.

### Bedroom two 10'0" x 10'2" (3.07m x 3.12m)



Upvc double glazed window, gas central heating radiator and fitted wardrobes.

### Bedroom three 6'11" m x 6'0" (2.13 m x 1.85m)



Upvc double glazed window and a gas central heating radiator.

### Bathroom



Upvc double glazed window, fitted with a fitted with a three piece suite comprising panelled bath, pedestal wash basin and a low flush WC.

### Gardens



The property is set in well stocked gardens to the front and rear.

### Garage

Single sectional garage with ten foot access beyond.

### Council Tax

Local Authority: City Of Kingston Upon Hull

Council Tax Band: B

### Tenure

-

### EPC

EPC: TBC

### 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.

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### 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 -

Conservation Area -

Flood Risk -

Mobile Coverage / Signal -

Broadband -

Coastal Erosion -

Coalfield or Mining Area -

## 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.

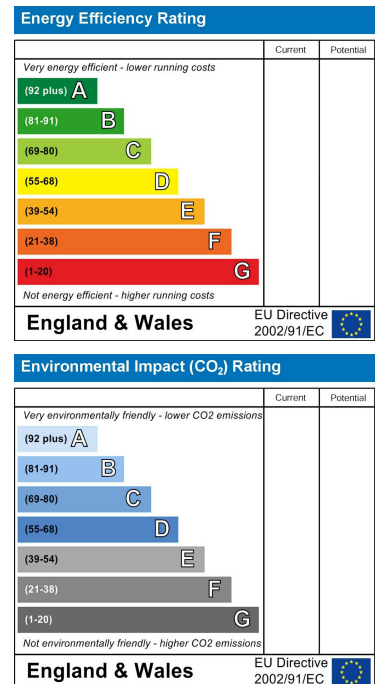
# Floor Plan



# 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.