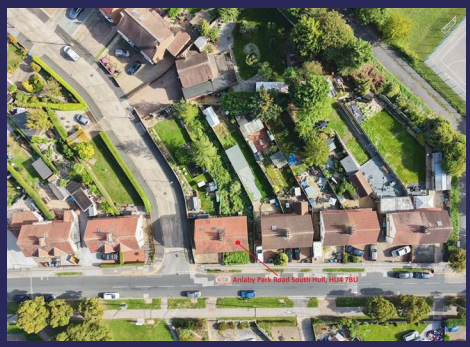
Whitakers
Estate Agents









212 Anlaby Park Road South, Hull, HU4 7BU

Auction Guide £80,000

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

For buyers looking for a genuine project rather than a finished home, this traditional semi-detached house offers plenty to work with. Offered with no onward chain, the property is in need of renovation and provides a good opportunity for someone wanting to create a home to their own taste, as well as those considering a refurbishment project.

The ground floor has a traditional layout, with an entrance hall leading into a bay-fronted lounge, a separate dining room and kitchen. Upstairs are two double bedrooms, a further third bedroom and the bathroom, giving the house a practical amount of accommodation across both floors.

Outside, the frontage has a lowered kerb and there is side access leading through to the rear garden. The position on Anlaby Park Road South also places the property close to Pickering Park and Costello Stadium, with Boothferry Road and Clive Sullivan Way providing useful connections across Hull.

Auctioneers 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

Ground floor

Hallway

Wooden glazed door and side windows, central heating radiator, and wooden flooring. Leading to :

Lounge 13'7" x 13'2" (4.16 x 4.02)



Wooden glazed bay window, two central heating radiators, feature fireplace, wooden flooring.

Dining room 14'7" x 11'5" (4.45 x 3.48)



Wooden glazed window, central heating radiator, feature fireplace, and carpeted flooring.

Inner lobby

Wooden glazed window, and vinyl flooring. Leading to :

Kitchen 11'2" x 7'10" (3.42 x 2.40)



Wooden glazed door and windows, and vinyl 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 provision for a gas cooker.

First floor

Landing

With access to the loft hatch, wooden glazed window, and carpeted flooring. Leading to :

Bedroom one 10'10" x 12'10" (3.32 x 3.93)



Wooden glazed window, central heating radiator, feature fireplace, built-in storage, and carpeted flooring.

Bedroom two 14'7" x 11'0" (4.45 x 3.36)



Wooden glazed window, central heating radiator, feature fireplace, built-in storage, and carpeted flooring.

Bedroom three 11'3" x 8'0" (3.43 x 2.46)



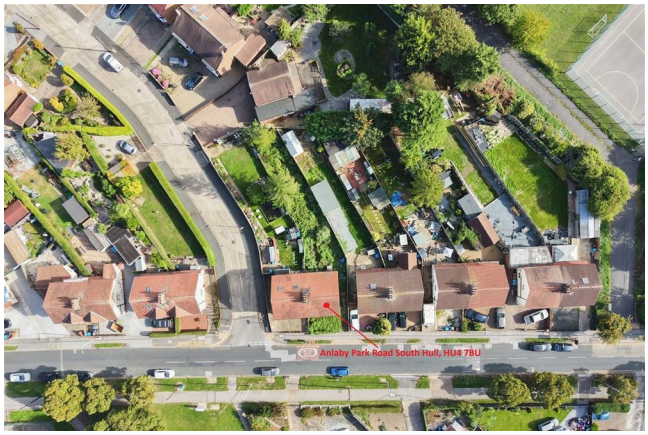
Wooden glazed window, central heating radiator, and carpeted flooring.

Bathroom



Wooden glazed window, and partly tiled to splashback areas. Furnished with a three-piece suite comprising bath, sink, and low flush W.C.

External / aerial view of the property



Externally there is a garden with the kerb lowered to accommodate off-street parking, and side access that allows access to the rear garden.

Land boundary



Tenure

Tenureship TBC

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number -

00010360021201
Council Tax band - B

EPC rating
EPC rating - F

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - 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 Declaration
We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

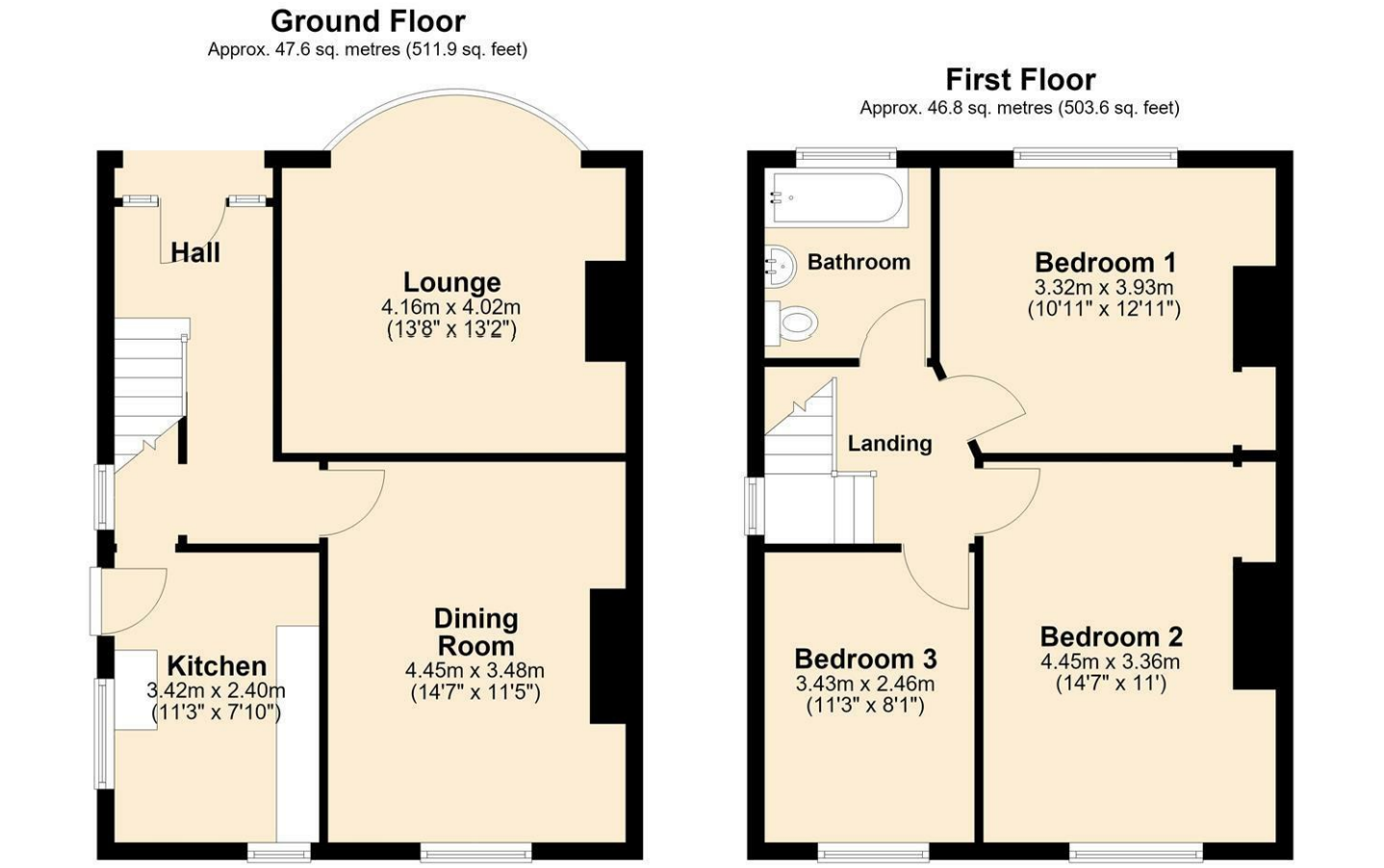
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

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.

Making an offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

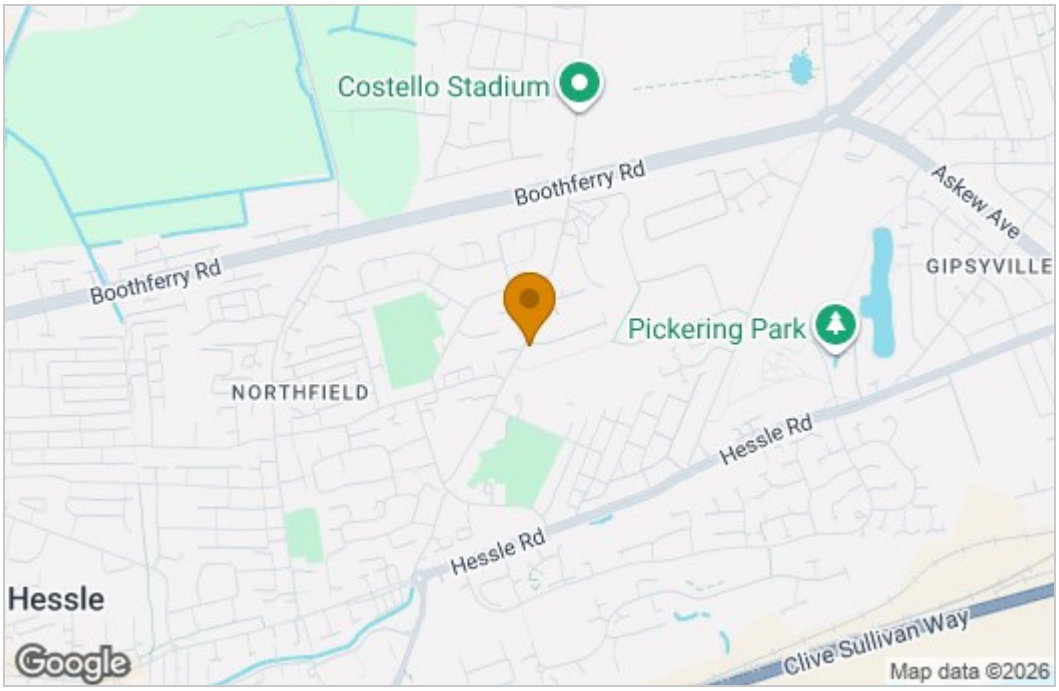
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

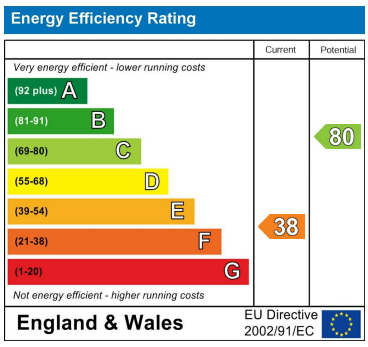


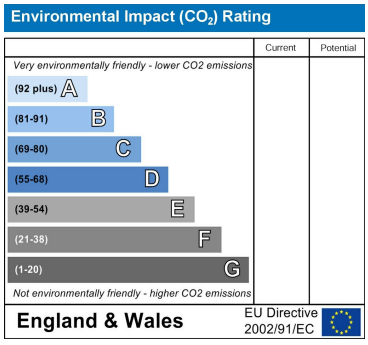
Total area: approx. 94.3 sq. metres (1015.5 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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