

By Auction



997 Anlaby Road, Hull, East Yorkshire, HU4 7PN

- To be sold by Online Auction
- Tuesday 2nd March, 2021
- GCH and uPVC DG
- Bathroom/Shower room
- Guide Price of £160,000 to £180,000
- Offers by 12 noon
- Two/ three bedroom detached bungalow
- Living room & breakfast kitchen
- Gardens, parking, garage
- **MUST BE VIEWED**

Auction Guide £160,000



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997 Anlaby Road, Hull, East Yorkshire, HU4 7PN

Two/three bedroom detached bungalow located on Anlaby Road. With gas central heating and uPVC double glazing and accommodation comprising of an entrance hall, living room, fitted breakfast kitchen with appliances, bathroom/shower room, cloakroom, two double bedrooms and an office/study/bedroom three. Off road parking to the front and a lawn garden to the rear. Garage with roller shutter door. Please note that the property does have subsidence issues. Guide Price £160,000 to £180,000-VIEW NOW.,

Location

Located close to shops, public transport and access to all areas of the City via road connections. Access to A63/M62 motorway links is also obtainable. A short drive away there is Morrisons supermarket and Anlaby Retail shopping centre.

Ground Floor

Entrance

Enter via a uPVC double glazed door into the hall.

Entrance Hall

23'6 max x 15'2 max (7.16m max x 4.62m max)

Two single radiators. Cupboard housing the gas boiler. Airing cupboard. Internal doors leading into all rooms.

Cloakroom

4'7 x 2'6 (1.40m x 0.76m)

With a white suite comprising of a wash hand basin with mixer tap and a low level flush WC. Fully tiled walls. A uPVC double glazed window to the rear aspect.

Living Room

19'0 x 14'0 (5.79m x 4.27m)

Spacious living room with double radiator and a marble effect fire surround housing a gas fire. There are uPVC double glazed French doors to the rear aspect with uPVC double glazed sidelights and a uPVC double glazed sidelight to the side. Coving to the ceiling.

Breakfast Kitchen

17'11 x 11'7 (5.46m x 3.53m)

Fitted with a good range of white base, wall and drawer units with contrasting work surfaces incorporating a stainless steel sink unit with mixer tap. Cupboards. Double and single radiator. Integrated appliances including a electric oven and hob with extractor hood over, fridge and a freezer. Plumbing for an automatic washing machine. Coving to the ceiling. There are uPVC double glazed windows to the side and rear aspects. A uPVC double glazed door leads outside.

Study/Office/Bedroom Three

7'7 x 6'7 (2.31m x 2.01m)

Currently was used as an study/office with fitted work station, wall and drawer units. Single radiator. There are uPVC double glazed windows to the side and rear aspects.

Bedroom One

15'9 x 10'5 (4.80m x 3.18m)

A uPVC double glazed window to the front aspect. Double radiator. Fitted wardrobes.

Bedroom Two

13'7 x 13'2 (4.14m x 4.01m)

A uPVC double glazed window to the front aspect. Double radiator. Fitted wardrobes and overhead storage facilities and a fitted drawer unit.

Bathroom

8'0 x 7'3 (2.44m x 2.21m)

A uPVC double glazed window to the side aspect. Comprising of a four piece suite including a panel bath with mixer tap, shower enclosure with plumbed in shower, wash hand basin with mixer tap and a low level flush WC. Double radiator. Fully tiled walls.



External

Drive to the front of the property providing off road parking leading up to the garage. Access is via two wrought iron gates. There are a variety of plants and shrubs too. A side path leads to the rear garden. At the rear there is a garden laid to lawn with hedging to the borders and a slightly raised patio area.

Garage

17'11 x 10'0 (5.46m x 3.05m)

With roller shutter door worked via a key fob, power supply and lighting, gas and electric meters and a uPVC double glazed window to the side aspect.

Services

The mains services of water, gas, electric and drainage are connected. The property has a gas boiler providing gas central heating and a cylinder tank for the hot water. We have not tested any apparatus, equipment fixtures or services and it is in the buyers interest to check the working condition of any appliances.

Outgoings

From internet enquiries with the valuation Office website the property has been placed in Band D for Council Tax purposes, Local Authority Reference Number: 00030001099709. Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate

The current energy rating on the property is D(61)

Possession/Tenure

It is anticipated vacant possession will be granted upon completion. The completion date has been fixed for 28 days after the date of the auction. The tenure of the property is FREEHOLD.

Mode Of Sale

The property is offered for sale By Online Auction. The property will be sold subject to the Law Society Contract and Conditions of Sale which will be available for inspection 7 days prior to the date of auction at both the solicitors and auctioneers offices. Intending purchasers are advised to make any enquiries relating to these contracts and conditions of sale prior to the date of auction. In addition to the purchase price purchasers may be required to reimburse the vendors search fees, possibly the solicitors fees and an administration fee. These will be outlined online prior to the property been offered for sale, but should you wish to establish if these are relevant/payable in relation to this particular lot, please contact the auctioneers beforehand.

Solicitors

Caroline Haraway Solicitors, 14-16 George Street, Cottingham HU16 5QP (01482 875000)

Buying via Online Auction/Fees

All prospective purchasers MUST UPLOAD TWO FORMS OF PROOF OF IDENTITY (IE PASSPORT/DRIVING LICENCE and UTILITY BILL WITHIN THE LAST THREE MONTHS) at the time of bidding. (Two buyers etc - two forms of ID each.) They will also need to provide Solicitor details and full details of a credit card/debit card. The successful purchaser will then have immediately 5% of the purchase price up to a maximum of £5000 taken direct as a bidder security fee with the balance of the deposit (10%) being required within 2 business days. Other fees applicable to this property are £258 for search fees, £100 plus VAT towards legal costs and an admin fee of £350 plus VAT.

Viewings

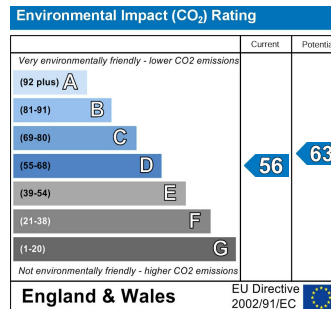
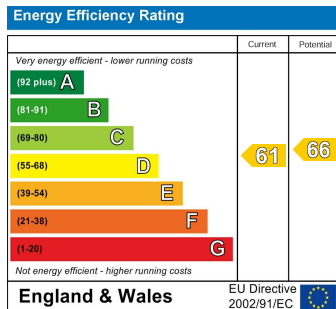
Strictly by appointment with the Sole Agents Leonards on (01482) 375212.

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