Whitakers
Estate Agents









11 Earle Street, Hull, HU10 7DW

£130,000

Whitakers Estate Agents are pleased to introduce this well-presented two-bedroom home on Earle Street, Anlaby, offered through a Discounted Ownership scheme at 65% of market value, subject to the relevant buyer eligibility criteria. With a comfortable layout, attractive gardens and allocated parking, it offers a great opportunity to secure a home in this sought-after Anlaby setting.

Externally, the property is approached via a lawned front garden enhanced with decorative planting. A pathway leads to the entrance, with side access continuing to the rear. The property also benefits from an allocated parking space for one vehicle.

Internally, the entrance hall provides access to a useful ground-floor cloakroom and fitted kitchen, before opening into a spacious lounge/dining room. French doors and adjoining windows bring plenty of natural light into the main living space while providing direct access to the rear garden.

To the first floor are two bedrooms, both benefitting from dual windows, with built-in storage to bedroom one. A partly tiled bathroom completes the accommodation and is furnished with a three-piece suite and electric shower.

French doors open onto a patio overlooking a lawned garden with raised planting beds and boundary fencing. A wooden storage shed, external power sockets and an outside tap provide useful additions to the outdoor space.

Eligibility

• Buyers must have a household income of less than £80,000 per annum.
• Have a deposit for the property.
• Have a connection to the East Riding by way of residence, employment, or family
• Be in employment and qualify for a mortgage.
• Be aged over 18 and have a bank, Post Office or building society account.
• Have savings or equity of less than £150,000.

Terms

• Under the discount for sale mechanism the property must be sold at 65% of the market value at that time. The covenant remains with the property in perpetuity and there is no option for any household to remove this covenant at any point in the future, which will allow the property to always remain affordable.
• The property should always be the purchasers' principal or only home, therefore cannot be rented out. (This is to ensure that it remains an Affordable Home rather than a buy to let investment).
• The property must be sold on to another household who meets the qualifying criteria and the Council must be informed. We will request proof of earnings and other information to confirm their eligibility for the scheme. The qualifying criteria relate to household income, the amount of savings and equity and buyers must have a recognised local connection with the East Riding area.

The accommodation comprises

Front external

Externally, the property is approached via a lawned front garden enhanced with decorative planting. A pathway leads to the entrance, with side access continuing to the rear. The property also benefits from an allocated parking space for one vehicle.

Ground floor

Hallway

Composite entrance door, central heating radiator, and laminate flooring. Leading to :

Cloakroom

UPVC double glazed windows, central heating radiator, and tiled flooring. Furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

Kitchen 9'9" x 6'7" (2.98 x 2.02)




UPVC double glazed window, and tiled flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Lounge / dining room 16'0" x 13'7" maximum (4.89 x 4.15 maximum)




UPVC double glazed French doors with side windows, central grading radiator, under stairs storage cupboard, and laminate flooring.

First floor

Landing

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

Bedroom one 8'6" x 10'6" maximum (2.61 x 3.22 maximum)



Two UPVC double glazed windows, central heating radiator, built-in wardrobe and cupboard, and carpeted flooring.

Bedroom two 11'0" x 13'8" maximum (3.36 x 4.18 maximum)



Two UPVC double glazed windows, central heating radiator, and carpeted flooring.

Bathroom



Central heating radiator, and partly tiled with tiled flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and electric shower, pedestal sink with dual taps, and low flush W.C.

Rear external





French doors from the lounge / dining room open onto a patio that overlooks a lawned garden enhanced with decorative raised planting beds, and enclosed by boundary fencing.

Additional features

The residence also benefits from having a wooden storage shed, and external power sockets and tap.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - ANL310011000
Council Tax band - B

EPC rating

EPC rating - B

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

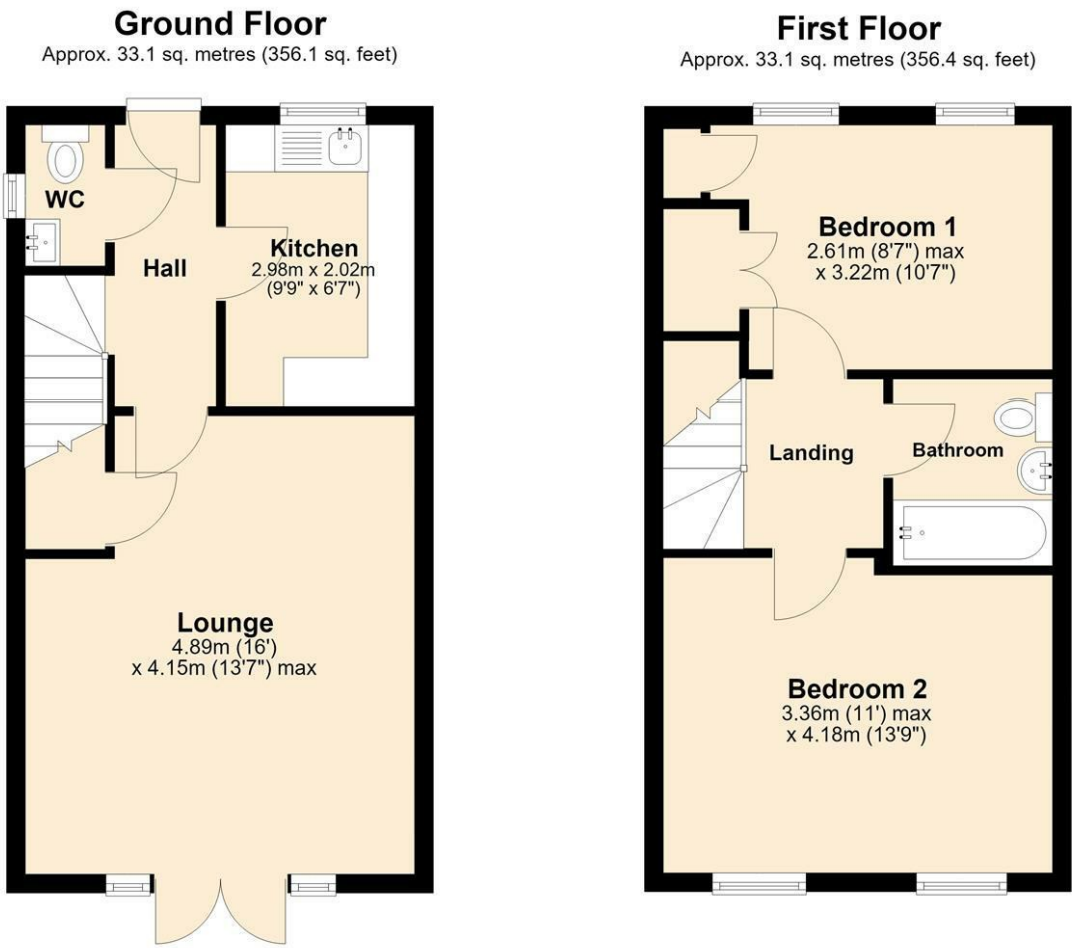
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.

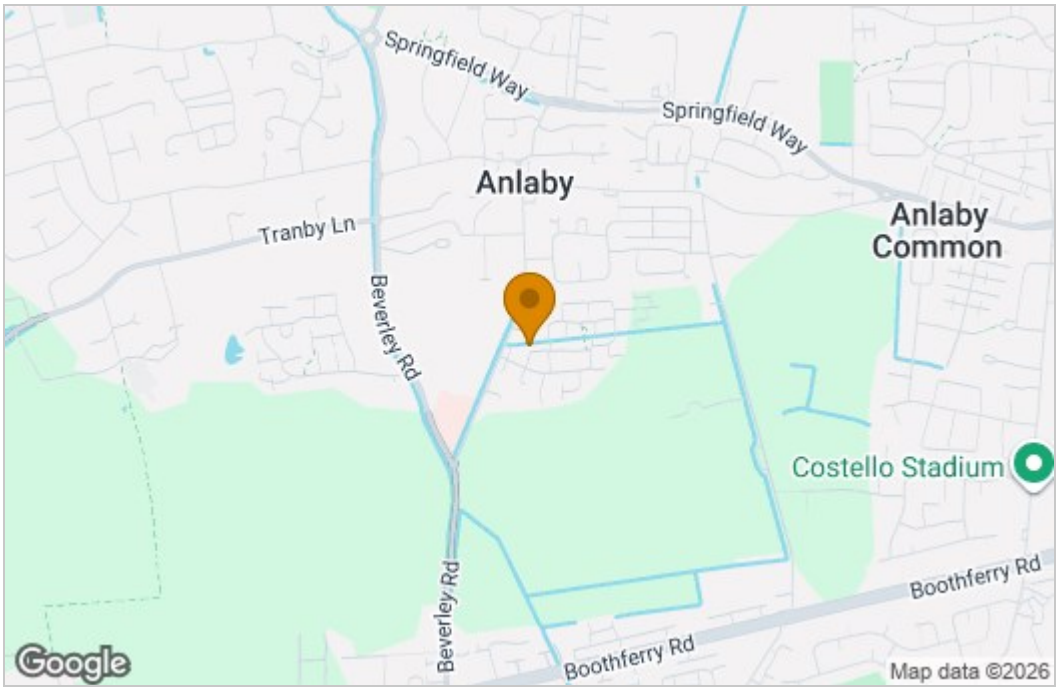
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

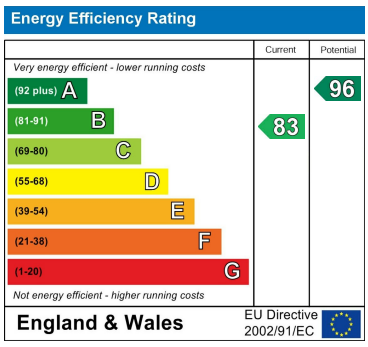


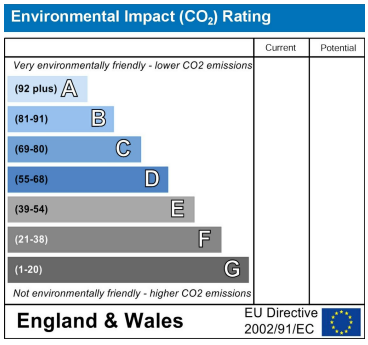
Total area: approx. 66.2 sq. metres (712.5 sq. feet)

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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