Whitakers
Estate Agents









32 Plane Street, Hull, HU3 6BX

Auction Guide £100,000

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

Whitakers Estate Agents are pleased to introduce this substantial period property, offered for sale by Modern Method of Auction and requiring a comprehensive programme of renovation throughout. Extending to approximately 1,822 sq. ft. across three floors, the property offers generously proportioned accommodation and considerable scope for improvement.

The ground floor comprises an entrance hall, four reception rooms, fitted kitchen, shower room and conservatory with access to the rear garden.

A fixed staircase ascends to the first floor, comprising three bedrooms, including a generously proportioned principal bedroom with bay window, together with a family bathroom and separate W.C. A further staircase rises to the second floor and a useful loft room with eaves storage.

Externally, there is a paved forecourt to the front, while the enclosed rear garden is predominantly laid to lawn with a patio seating area.

Offering substantial accommodation and excellent potential for renovation, the property represents an ideal opportunity for purchasers looking to modernise and improve a sizeable period home to their own specification.

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

Front external



Externally to the front approach, there is a paved forecourt with a combination of brick walling and wrought iron gates to the surround.

Hallway

Wooden glazed entrance door, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Lounge 12'9" x 12'5" (3.89 x 3.80)



UPVC double glazed bay window, central heating radiator, electric fireplace with tiled inset / marbled hearth and decorative wooden surround, and laminate flooring.

Sitting room 13'0" x 10'6" (3.98 x 3.21)



UPVC double glazed window, central heating radiator, and laminate flooring.

Dining room 12'1" x 10'4" (3.69 x 3.17)



UPVC double glazed bay window, central heating radiator, built-in storage cupboard, and laminate flooring.

Inner lobby

UPVC double glazed door and window, and laminate flooring. Leading to :

Shower room



Fully tiled, and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap, and low flush W.C.

Kitchen 15'4" x 9'9" (4.68 x 2.99)





Wooden glazed door, two UPVC double glazed windows, central heating radiator, and vinyl flooring. Fitted with a range of floor and eye level units, worktops with splashback upstand above, sink with mixer tap, plumbing for a washing machine, and integrated oven / microwave and hob with extractor hood above.

Conservatory 8'5" x 8'3" (2.58 x 2.53)

Plastic panelled throughout with transparent sheets serving as windows, and tiled flooring. A secured door opens onto the rear garden.

First floor

Landing

With fixed stairs to the second floor, central heating radiator, and carpeted flooring. Leading to :

Bedroom one 15'1" x 16'11" (4.61 x 5.16)



UPVC double glazed bay window and second window, central heating radiator, fitted storage cupboard, and carpeted flooring.

Bedroom two 13'1" x 10'5" (4.00 x 3.19)



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

Bedroom three 9'3" x 10'1" (2.83 x 3.09)



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

Bathroom

UPVC double glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with a two-piece suite comprising panelled bath with mixer tap and shower, and pedestal sink with dual taps.

Cloakroom
UPVC double glazed window, and vinyl flooring. Furnished with a low flush W.C.

Second floor

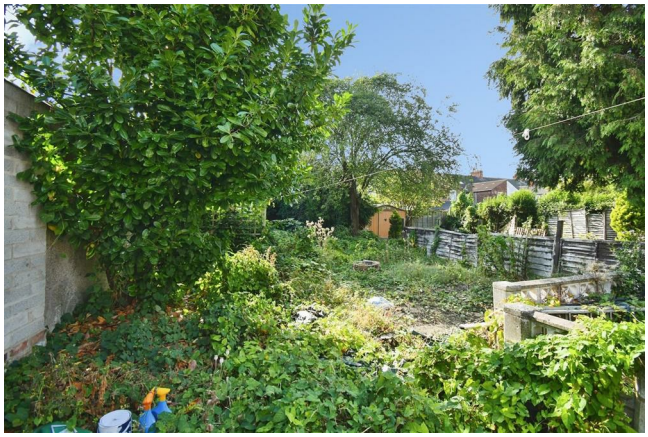
Landing
Roof style window, and carpeted flooring. Leading to :

Loft room 15'8" x 15'9" (4.80 x 4.81)



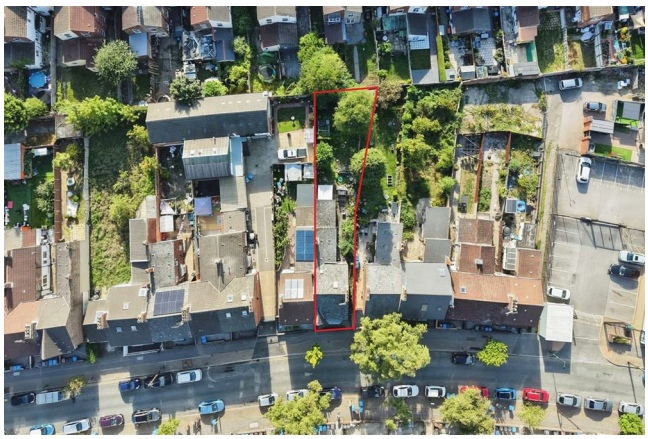
Roof style window, storage in the eaves, and laminate flooring.

Rear external



The enclosed rear garden is laid to lawn, and complemented with a patio seating area.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure
The property is held under Freehold tenureship

Council Tax band
Local Authority - Kingston Upon Hull
Local authority reference number - 00040225003202
Council Tax band - B

EPC rating
EPC rating - D

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.

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.

Whitakers Estate Agent Declaration

Whitakers Estate Agents Limited 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.

Whitakers Estate Agents Limited 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.

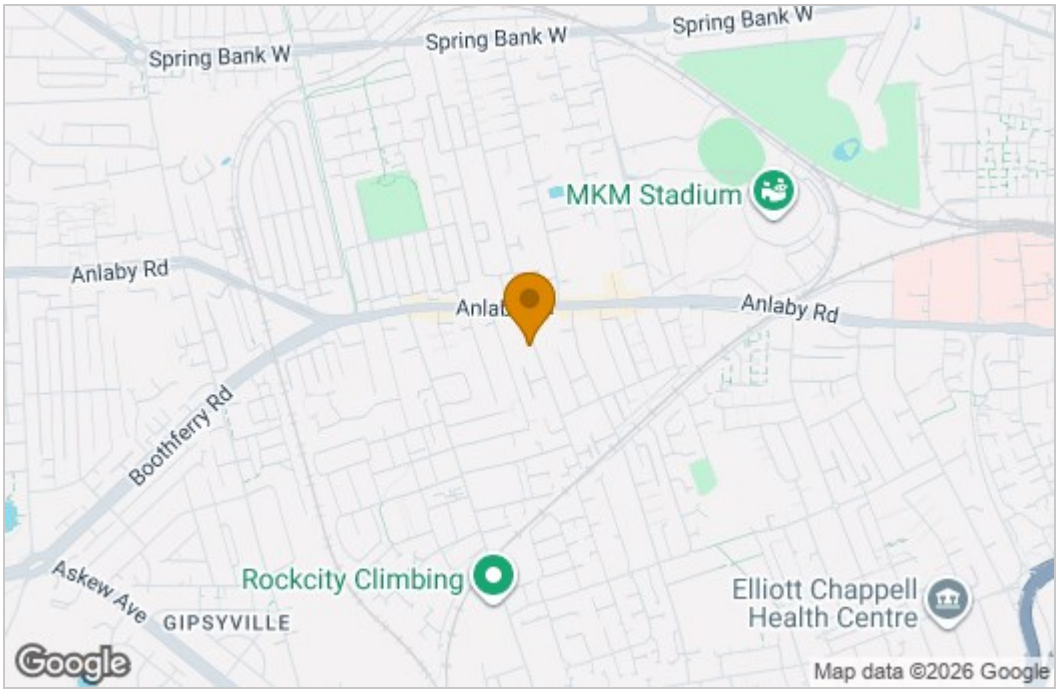
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the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

Floor Plan

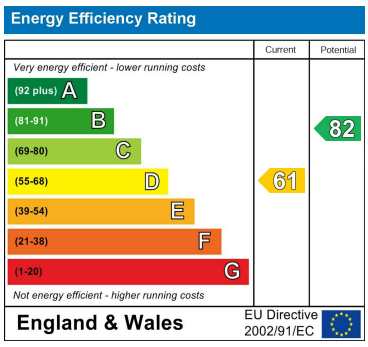


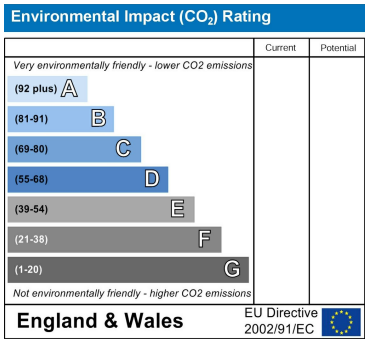
Total area: approx. 169.2 sq. metres (1821.6 sq. feet)

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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