Whitakers
Estate Agents









6 Minster Court Holderness Road, Hull, HU8 9EA

By Auction £50,000

****ATTENTION CASH BUYERS ****
This spacious first floor FREEHOLD FLAT is available to purchase with NO ONWARD CHAIN!

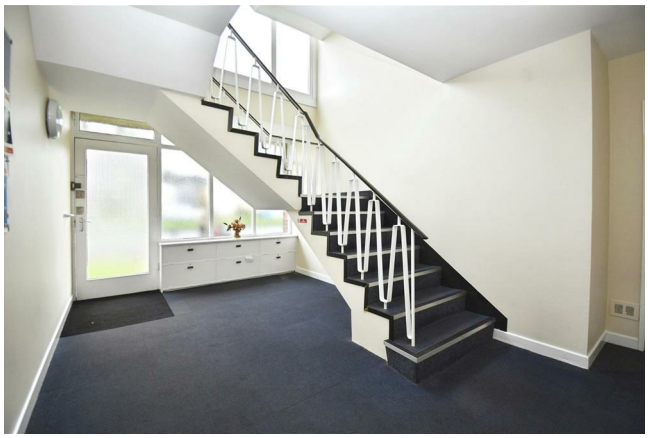
Well presented throughout and conveniently situated on Holderness Road, close to local shops, leisure facilities and local schools, the property stands in impressive communal grounds and briefly comprises; communal entrance with stairs to first floor landing, entrance hallway, spacious lounge/dining room, kitchen, two double bedrooms and a bathroom together with a handy storage cupboard located on the landing.

Having the additional benefit of a private garage situated in the lovely communal gardens together with gas central heating and uPVC double glazed windows, internal viewing is strongly recommended to fully appreciate the size of the accommodation on offer!

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. 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.
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 £500 inc. VAT. These services are optional.

The Accommodation Comprises

Communal Entrance



Bright and spacious communal entrance hall with allocated mailbox and stairs to first floor landing.

Entrance Hallway




Door from first floor landing into entrance hallway with carpeted flooring and two storage cupboards.

Lounge/Dining Room




Spacious Lounge/Dining Room with uPVC window to front aspect, herringbone effect vinyl flooring, fire surround with inset electric fire and central heating radiator.

Kitchen




With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. Composite sink/drainer, electric cooker, plumbing for automatic washing machine, central heating radiator, vinyl flooring and uPVC window to rear aspect.

Bedroom One




Double bedroom with uPVC window to front aspect, vinyl flooring, central heating radiator and fitted wardrobes to one wall.

Bedroom Two



Double bedroom with uPVC window to rear aspect, laminate flooring and central heating radiator.

Bathroom



Bath with mains shower over and fitted screen, vanity sink unit and low flush wc. Heated towel rail. vinyl flooring and uPVC window to rear aspect.

Storage Area



Situated on the first floor landing is a spacious lockable storage cupboard.

Garage



The single garage is located in the communal grounds with additional parking directly to its front.

Outside





There are spacious well maintained communal gardens to the front and rear of the property.

Tenure

We understand the property to be freehold

Council Tax

Council Tax band A
Kingston upon Hull City Council

EPC

EPC rating E

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 Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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:

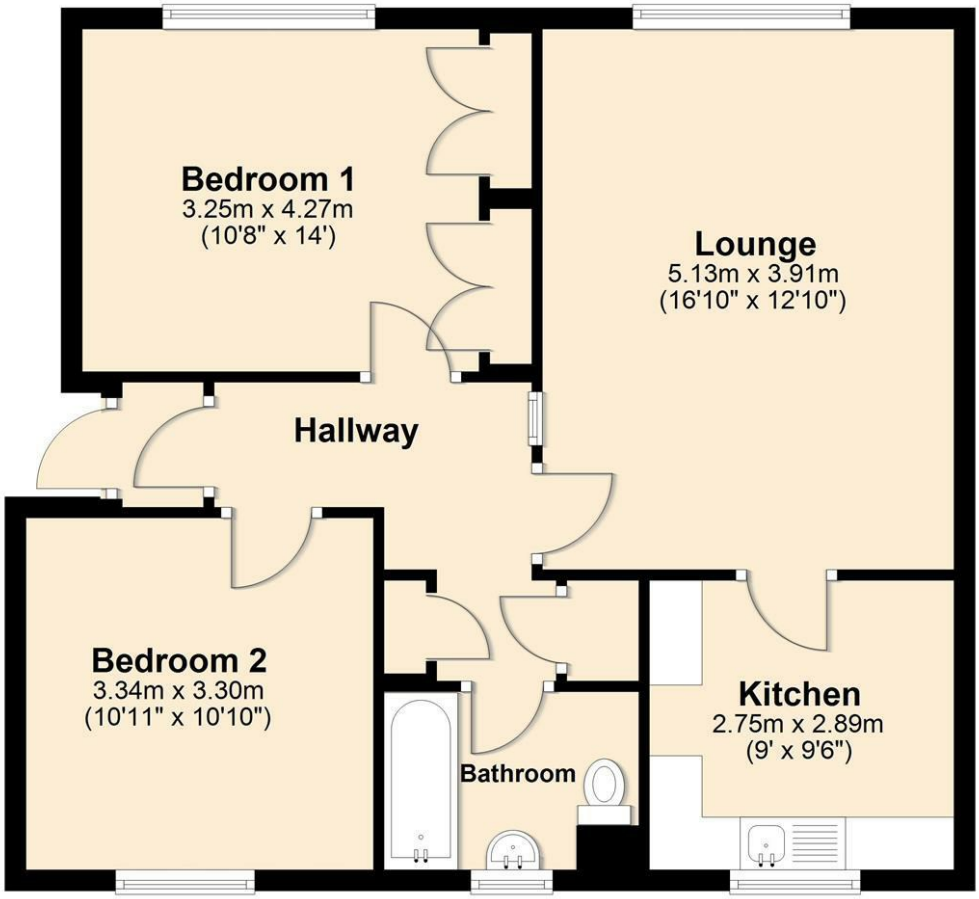
Construction - Brick/Tile
Conservation Area - No
Flood Risk - Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 10 Mbps, Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Whitakers Estate Agent Declaration:

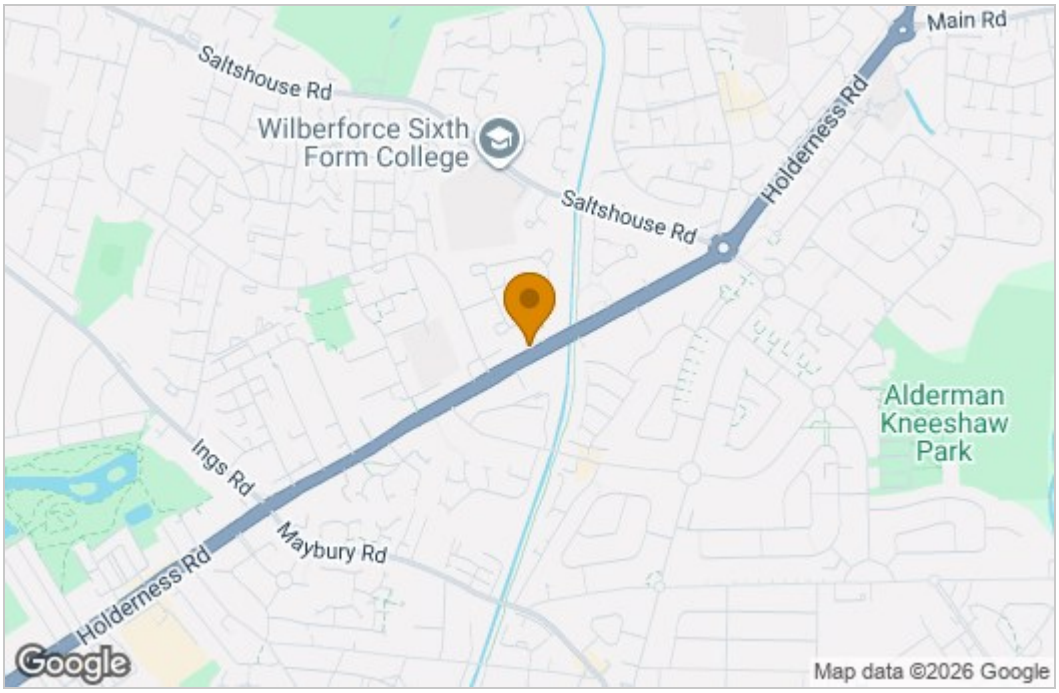
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

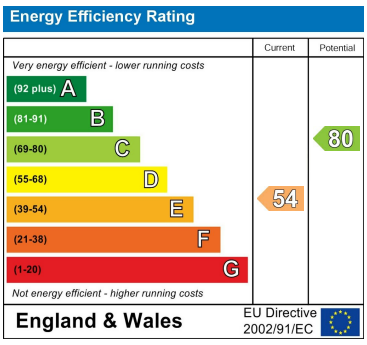
Ground Floor

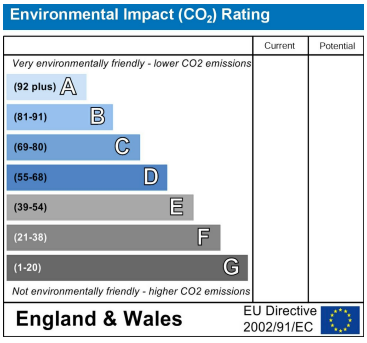


Area Map



Energy Efficiency Graph





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