Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

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62 Windsor Road, Hull HU5 4HQ

Auction Guide £120,000

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- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- No onward chain
- Lounge Dining Room; Downstairs WC; Kitchen
- Three Bedrooms; First floor Shower room
- Low maintenance gardens
- Single garage
- EPC: C Council Tax: B

This three bedroom house now awaits it's new owners to create a superb family home within! Offered with no chain there is so much scope on offer whilst be a superb light and airy house. With uPVC double glazing and gas central heating the accommodation has Entrance Lobby with WC off, Hallway, Lounge Dining Room and Kitchen. To the first floor the landing leads to THREE Bedrooms and a Shower room. The low maintenance gardens provide great outdoor space. There is a single garage wthin a block to the rear of the property which is accessed by the ten foot. Make this your new home and create modern living at its very best! This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

LOCATION

Windsor Road is located off Bricknell Avenue. This highly regarded area has always been sought after by families as it lies close to both Wyke Sixth Form College and Kelvin Hall School. Situated less than two miles from the centre of Cottingham with its broad array of amenities including a railway station, the property also lies close to the Avenues and University area of Hull, with the city centre beyond.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC from the side leads into:

ENTRANCE LOBBY

Storage cupboard.

DOWNSTAIRS WC

uPVC double glazed window to the front elevation, plumbing for washing machine or sink, low level WC, modern tiled splashbacks.

HALLWAY

13'9 x 5'10 (4.19m x 1.78m)
Staircase leading to the first floor accommodation with storage cupboard under, wood laminate flooring.

LOUNGE DINING ROOM

22'7 x 12'5 decreasing to 8'3 (6.88m x 3.78m decreasing to 2.51m)
To the lounge area there is uPVC double glazed window to the front elevation, Adam style fire surround with granite back and hearth and living flame gas fire.

To the dining area there are sliding patio doors leading out into the rear garden and brick feature wall.

KITCHEN

9'9 x 8'7 (2.97m x 2.62m)
uPVC double glazed window to the rear elevation. Fitted oak base and wall units with coordinating worksurfaces and tiled splashbacks. Stainless steel single electric oven and extractor, sink unit with drainer, tiled floor and space for fridge freezer.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

12'7 max x 10'2 (3.84m max x 3.10m)
(12'7 max decreasing to 10'9 to wardrobes x 10'2 plus doorwell)
uPVC double glazed window to the front elevation and fitted wardrobes.

BEDROOM 2

10' x 9'10 plus doorwell (3.05m x 3.00m plus doorwell)
uPVC double glazed window to the rear elevation and sliderobes.

BEDROOM 3

8'5 max x 8'4 max (2.57m max x 2.54m max)
uPVC double glazed window to the front elevation and storage cupboard.

SHOWER ROOM

7' x 5'5 (2.13m x 1.65m)
uPVC double glazed window to the rear elevation. Three piece suite with low level WC, pedestal wash basin and independent shower cubicle, complemented with decorative full height tiling to walls and tiled floor.

EXTERNAL

To the front of the property, enclosed by wrought iron fencing and gate, is a low maintenance gravelled garden.

The rear garden is again designed for ease of maintenance and is paved with ornamental dwarf wall and timber garden shed. There is also a single garage in a block to the rear of the property which is accessed via the tenfoot.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from majority uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net

GROUND FLOOR

1ST FLOOR

VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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