Quick & Clarke
PROPERTY SPECIALISTS

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83 Etherington Road, Hull HU6 7JR

Auction Guide £140,000

Beverley | Cottingham | Hornsea | Willerby

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyer's fees apply
- uPVC double glazing & gas central heating
- Two reception rooms
- Modern fitted kitchen
- Three double bedrooms
- First floor shower room
- Driveway & good size garden
- Council Tax: B EPC Rating: Awaited

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

Located within this highly regarded residential area and presented to the market with no onward chain we are delighted to promote this superb traditional extended end townhouse. The property benefits from a good size plot which benefits from a private side driveway. Enjoying uPVC double glazing and gas central heating and square footage in excess of 850 the property is well maintained and meticulously presented having over recent years benefitted from new roofing and the accommodation in brief enjoys welcoming entrance hallway, two reception rooms, modern fitted kitchen and to the first floor there are three double bedrooms and a modern shower room. The gardens are delightful and of a westerly facing aspect enjoying great outdoor space. Simply ready to key turn and move into this superb property truly warrants an early viewing.

LOCATION
Etherington Road is located off Beverley Road and lies within ease of reach of all the local amenities and facilities with ease of access to Clough Road and Cottingham Road and there are regular bus services connecting to Hull, Beverley and Cottingham.

Situated in East Yorkshire, on the banks of the Humber Estuary, Hull is a city boasting superb culture, attractions, industry and transport, all of which make it a fantastic place to call home. The historic Old Town and scenic waterfront have long attracted artists and poets, and now people flock to enjoy the eclectic shopping, vibrant nightlife, and rich culture of this dynamic city. Hull University is popular with both UK and overseas students. The Avenues which surround the University have such a cosmopolitan vibe with art, great restaurants and café bars. The M62 and Humber Bridge routes provide great commutability making it a popular place to live, with a main line railway station and two large bus companies serving the area and further afield.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY
11'8" x 5'8" (3.56m x 1.73m)
A uPVC white door with glazed inserts and side panel leads into entrance hallway having attractive wood laminate flooring and staircase with spindle balustrade leading to first floor accommodation. Access to understairs storage cupboard which houses the utility meters.

LOUNGE
14'3" decreasing to 11'1" x 11'4" (4.34m decreasing to 3.38m x 3.45m)
uPVC double glazed walk-in bay window to the front elevation. Attractive wood laminate flooring and TV aerial point. An opening leads into the dining room.

DINING ROOM
16'9" x 11'3" (5.11m x 3.43m)
Attractive wood laminate flooring flowing throughout and uPVC double glazed French doors leading out into the rear garden.

KITCHEN
14'4" x 8'5" (4.37m x 2.57m)
uPVC double glazed window to the rear and side elevations and uPVC doors to garden. An extensive range of white gloss units with larder cupboard with contrasting work surfaces and uplift. Space for range cooker with tiled splashbacks and oversize extractor. Space and plumbing for washing machine and space for fridge freezer. One and a quarter bowl sink unit with drainer and mixer taps. Tiled effect wood laminate flooring.

FIRST FLOOR

LANDING

BEDROOM 1
14'3" into bay x 11'5" (4.34m into bay x 3.48m)
uPVC double glazed walk-in bay window to the front elevation.

BEDROOM 2
11'6" x 8'3" (3.51m x 2.51m)
uPVC double glazed window to the rear elevation and fitted cupboard.

BEDROOM 3
8'4" x 8'4" (2.54m x 2.54m)
uPVC double glazed window to the rear elevation. Attractive wood laminate flooring.

SHOWER ROOM
5'6" x 5'1" (1.68m x 1.55m)
uPVC double glazed window to the front elevation. Modern three piece suite in white enjoys walk-in shower cubicle, low level w.c. and wash hand basin set in vanity. Fully tiled walls and full height aqua boarding to the shower area. Towel radiator and extractor.

OUTSIDE
To the front of the property there is an enclosed low maintenance garden and dwarf ornamental brick wall. A side driveway provides off street parking for several vehicles with gated entry into the rear garden.

The rear westerly facing garden is stunning with a large terrace area with pergola over leading down to a good size lawned meticulously maintained garden with well stocked borders providing a kaleidoscope of colour and texture. There is also a garden shed and access to the rear to the ten foot for additional parking.

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.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

AUCTIONEERS 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.

AGENTS NOTES
There is a survey report that will be able to view both in the office and within the auction pack.

The report shows external surface cracking, historical movement and settlement and some internal damp penetration. A chimney breast was previously removed in the front Lounge and therefore any prospective buyer should ensure adequate support mechanisms are in place.

SERVICES
All mains services are available or connected to the property.

DOUBLE GLAZING
The property benefits from 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 Cottingham office on 01482 844444 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

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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