

Cropton Road, Hull, HU5 4LN

Auction Guide £80,000

Philip Bannister

Cropton Road, Hull, HU5 4LN

Key Features

- CASH BUYERS ONLY
- 3 Bedroom Semi Detached House
- Convenient Location
- Entrance Porch & Hall, Lounge
- Dining Area, Kitchen, W.C.
- Family Bathroom, Gardens Front & Rear
- Driveway & Garage
- EPC-D

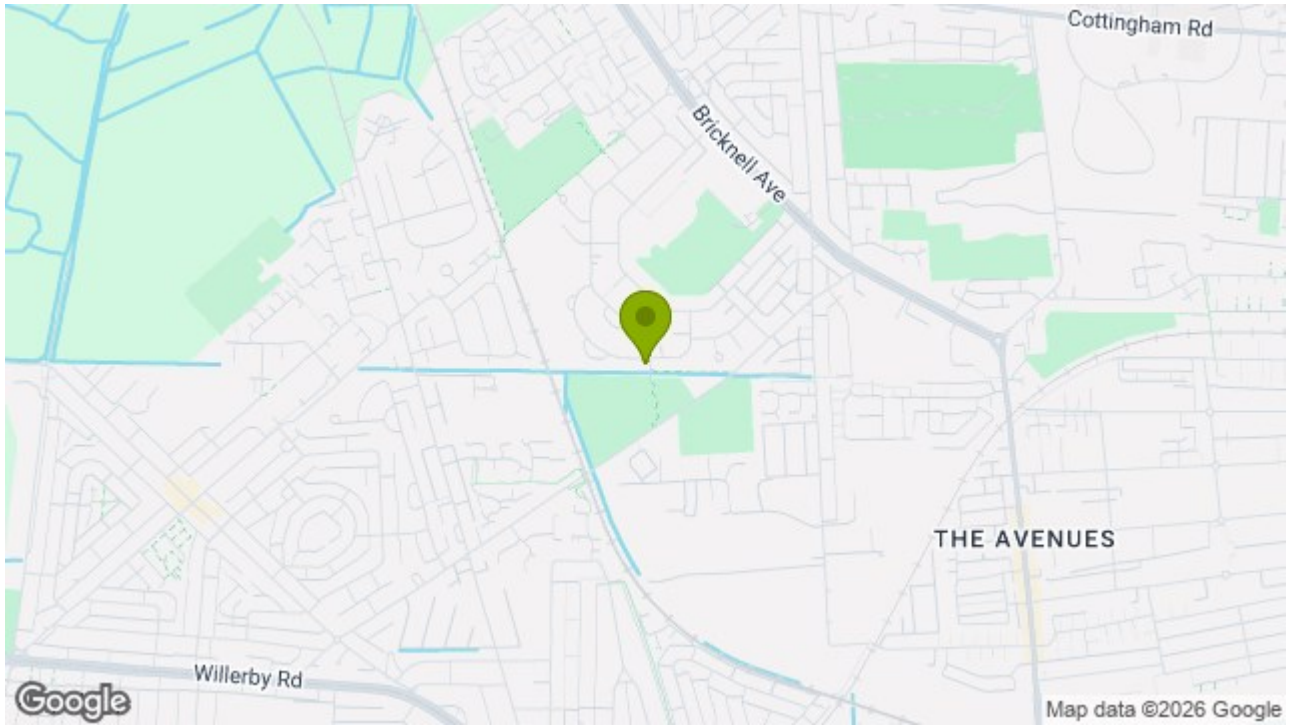
CASH OFFER ONLY - OFFERED TO THE MARKET VIA MODERN METHOD OF AUCTION

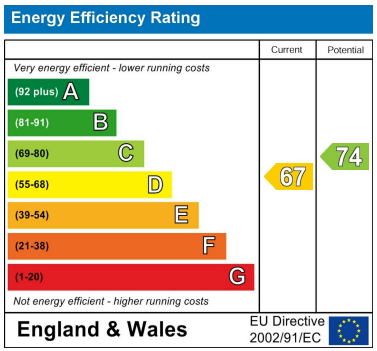
Situated in a desirable and convenient location, this property is ideally placed for access to a range of local amenities and well-regarded schools.

The accommodation briefly comprises an entrance porch and hallway, lounge, dining area, kitchen, rear lobby and downstairs WC. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from front and rear gardens, a driveway and a garage, providing useful off-road parking and storage.

Call us today to arrange your viewing and secure your opportunity to purchase this property.






Panasonic







BRICKNELL AVENUE
Bricknell Avenue is a popular residential area with the Avenues shopping and leisre area and the village of Cottingham and its many amenities just a short driving distance away. There are a number of local shops and Kelvin Hall School and Wyke College are in the immediate area. Good public transportation is available to the city centre, many parts of the city and the village of Cottingham.

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL
With storage cupboard and stairs to the first floor.

LOUNGE
with double glazed window to the front elevation, feature fireplace and electric fire.

DINING AREA
with double glazed window to the rear elevation.

KITCHEN
With a range of base and wall units, laminate work surfaces, sink unit, gas cooker point, plumbing for automatic washing machine, double glazed window to the rear elevation.

REAR LOBBY
with two storage sheds

W.C.
w.c.

FIRST FLOOR

LANDING
with double glazed window to the side elevation.

BEDROOM 1
with double glazed window to the front elevation and storage cupboard.

BEDROOM 2
with double glazed window to the rear elevation and storage cupboard.

BEDROOM 3
with double glazed window to the front elevation and storage cupboard.

BATHROOM
with a three piece suite, comprising panelled bath, wash hand basin, w.c., splash back tiling and double glazed window to the rear elevation.

OUTSIDE
Outside are gardens to the front and rear and a side driveway leads to a garage.

GENERAL INFORMATION
SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.
VIEWING - Strictly by appointment with the sole agents.
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) all descriptions, dimensions, 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd 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 the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

AML.
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

AUCTION VIEWINGS.
Viewings are conducted through Philip Bannister & Co. Please note that when booking a viewing at an auction property, your personal data–including your name, address, telephone number, and email address–will be shared with Iamsold. Following the viewing, an auction specialist from their team will contact you to discuss the property.

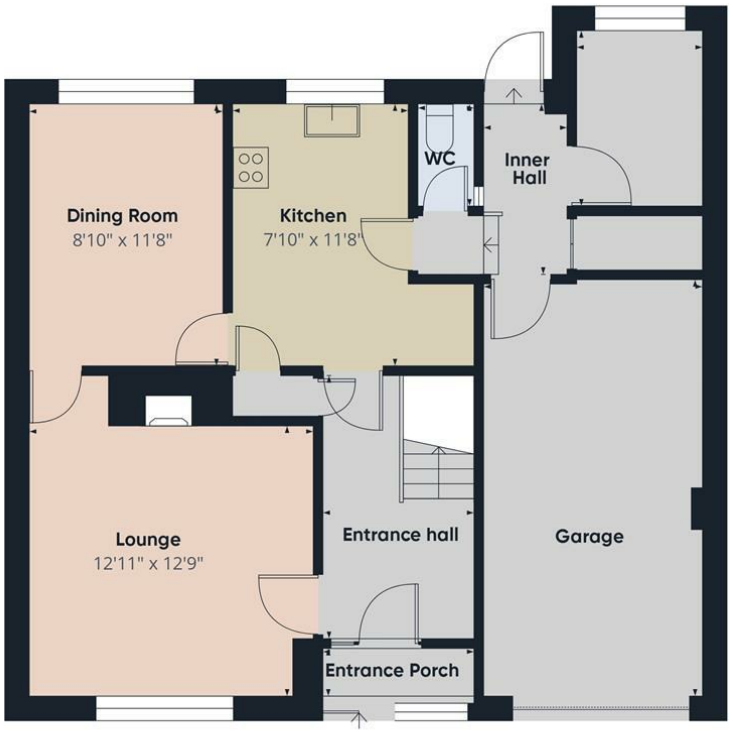
AUCTIONEER COMMENTS.
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully 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.











Ground Floor



First Floor



Approximate total area(1)

1193 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk