

Whitakers

Estate Agents



49 East Ella Drive, Hull, HU4 6AN

Auction Guide £125,000

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

Whitakers Estate Agents are pleased to introduce this traditional mid-terrace property which would be ideal for a growing family seeking to renovate their own home, or an investor seeking to add value to a property.

Externally to the front approach, there is a gravelled garden with the kerb lowered to accommodate off-street parking.

Upon entry, the resident is greeted by a welcoming hallway that opens into a dining room featuring French doors opening to the bay fronted lounge, and a fitted kitchen extension with adjoining utility room that incorporates a W.C.

A fixed staircase rises to the first floor which incorporates access to the loft hatch, and follows to two double bedrooms, and a good third bedroom. All rooms are served by a shower room furnished with a three-piece suite.

The generously sized rear garden is mainly paved with a path leading to a lawned section towards the end of the plot, and a detached garage. A gate in the boundary fencing opens onto the vehicle accessible ten-foot.

Auctioneer Comments

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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 gravelled garden with the kerb lowered to accommodate off-street parking.

Ground floor

Hallway

UPVC double glazed door, and carpeted flooring. Leading to :

Dining room



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

Lounge



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

Kitchen



UPVC double glazed window, under stairs storage cupboard, and vinyl flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles, sink with mixer tap, plumbing for a washing machine and integrated oven with hob and extractor hood above.

Utility room



UPVC double glazed door and window, central heating radiator, and vinyl flooring.

W.C.

UPVC double glazed window, and vinyl flooring. Furnished with a two-piece suite comprising wash basin and low flush W.C.

First floor

Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one



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

Bedroom two



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

Bedroom three



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

Shower room



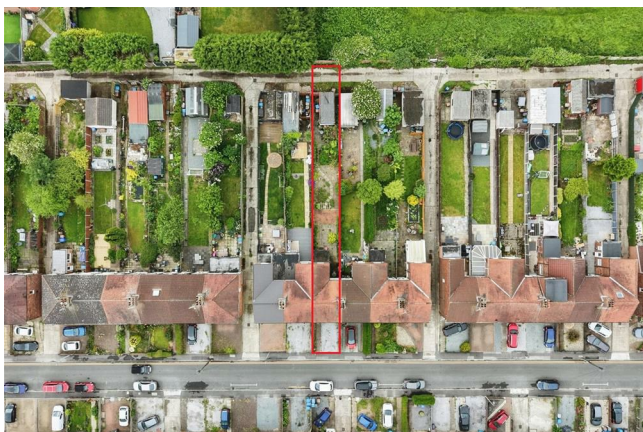
UPVC double glazed window, central heating radiator, and partly tiled walls with laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



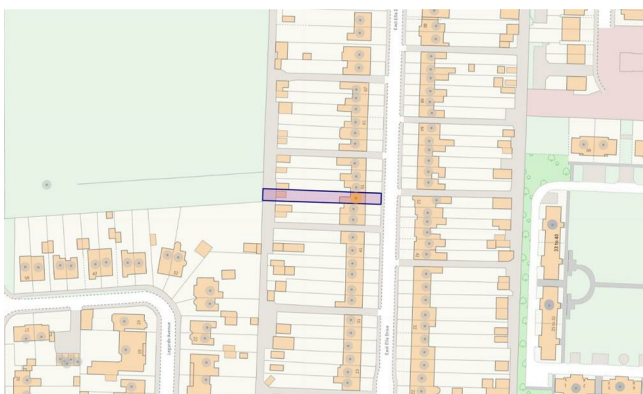
The generously sized rear garden is mainly paved with a path leading to a lawned section towards the end of the plot, and a detached garage. A gate in the boundary fencing opens onto the vehicle accessible ten-foot.

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 - 00030110004901

Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 17 Mbps / 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.

Agents Notes

Services, fittings & equipment referred to in these sale 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.

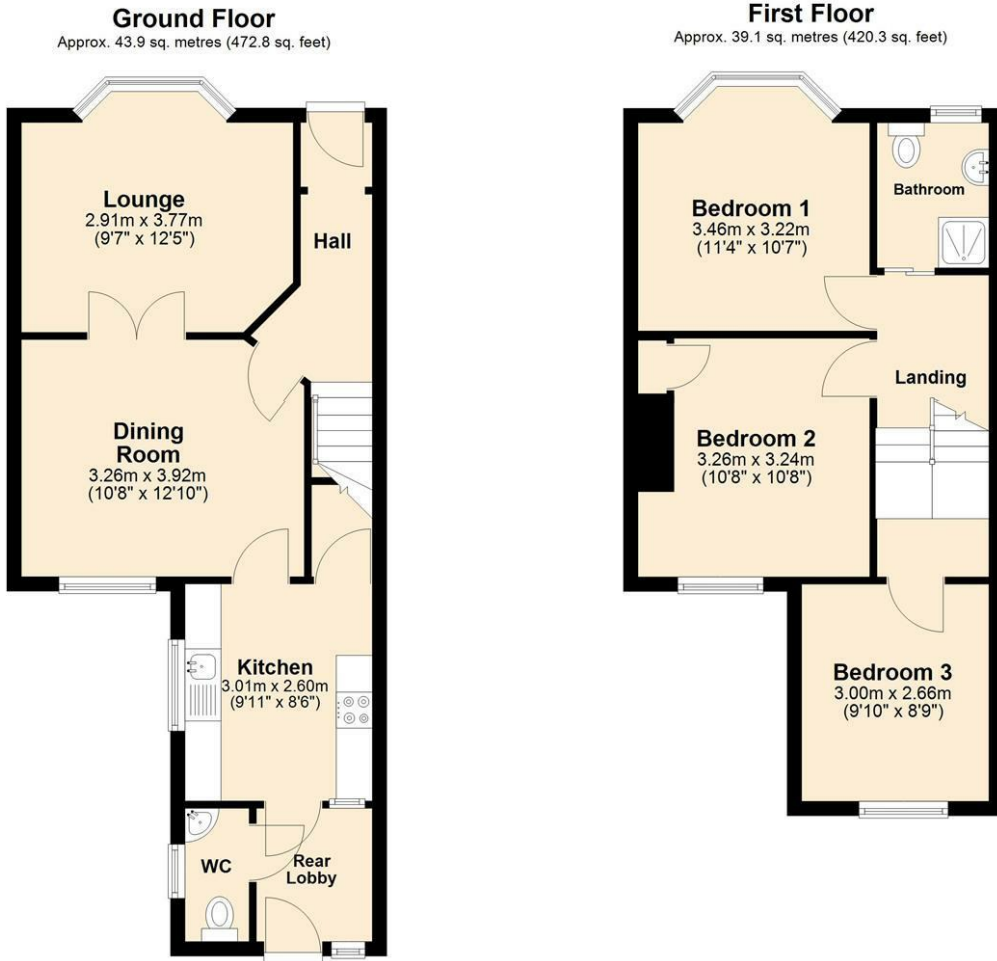
Free Market Appraisals / Valuations

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.

Whitakers Estate Agent Declaration

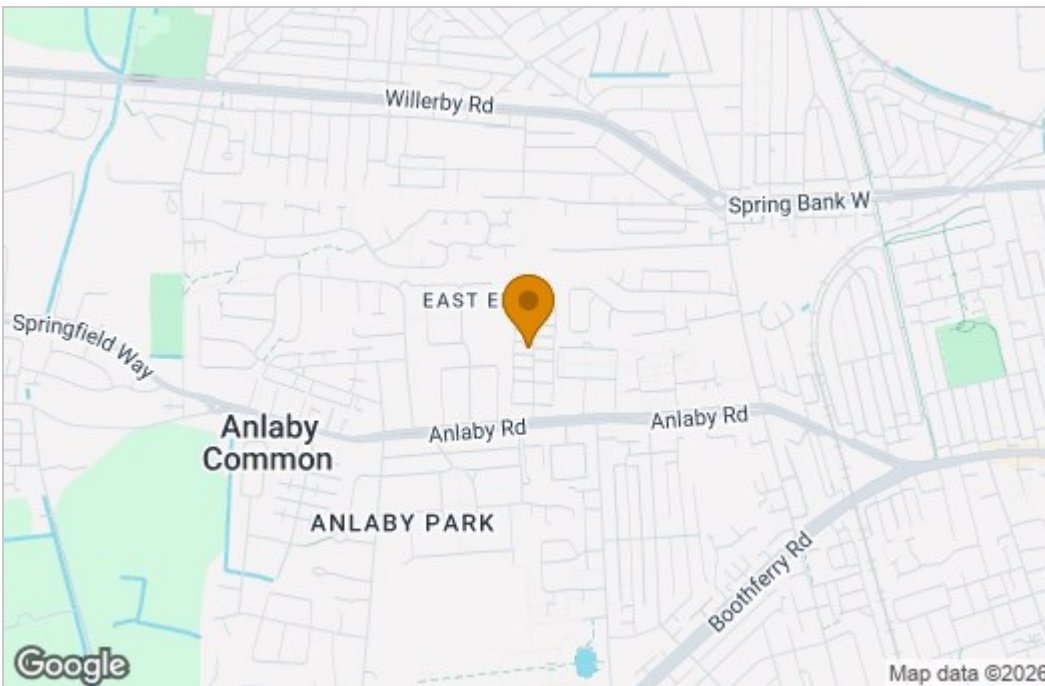
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

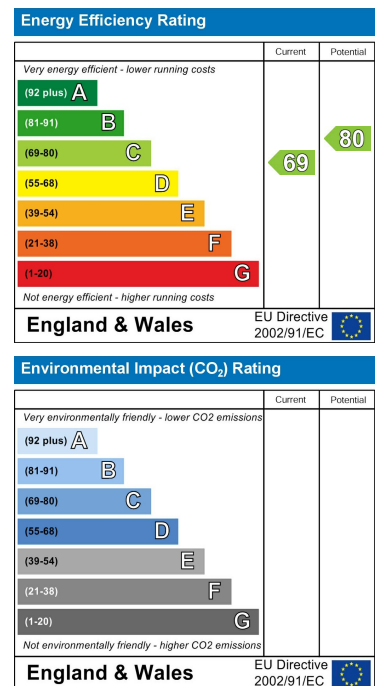


Total area: approx. 83.0 sq. metres (893.2 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.