

# Whitakers

Estate Agents



**9 Cedarwood Drive, Hull, HU5 5YA**

**Auction Guide £135,000**

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

**\*\* Viewings - please see disclaimer below \*\***

Not for the faint hearted! Tucked away in a peaceful cul-de-sac just off Maplewood Avenue, this extended two-bedroom detached bungalow offers a fantastic opportunity for builders, developers and ambitious renovators. Requiring a comprehensive programme of refurbishment, the property has already been stripped back in many areas, providing a blank canvas to create a superb home.

The main features include - spacious entrance, lounge, breakfast kitchen, two bedrooms, conservatory and the family bathroom suite. Externally to the front is a garden and drive leading to the garage. The rear garden is enclosed.

Offered for sale with no onward chain via Auction.

### Auctioneers 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.

### The Accommodation Comprises

#### Entrance Hall

Upvc double glazed entrance door and window, central heating radiator, two storage cupboard and an airing cupboard.

#### Lounge 4.80 x 3.27



Upvc double glazed window, central heating radiator, Adam style fire surround with a marbled back and hearth and a living flame gas fire, coved ceiling.

#### Dining Room 3.27 x 3.28 Max



Double glazed patio doors, central heating radiator and laminate flooring.

#### Conservatory 3.26 x 2.97



Upvc double glazed windows and double doors, tiled flooring.

#### Breakfast Kitchen 4.62 x 2.72



Upvc double glazed entrance door and window, fitted with a range of base wall and drawer units with fitted work surfaces and a single drainer sink unit, plumbed for an automatic washing machine and a gas central heating boiler.

### Bedroom One 12'5" x 8'10" (3.80 x 2.70)



Upvc double glazed window, central heating radiator and laminate flooring.

### Bedroom Two 3.69 x 3.10



Upvc double glazed window, central heating radiator and laminate flooring.

### Bathroom



Upvc double glazed window, towel rail central heating radiator, partially tiled and fitted with a panelled bath, shower cubicle, pedestal wash basin and a low flush WC

### External



The property is set in gardens to the front and rear with a driveway.

### Garaging

Single brick garage with an up and over door.

### Disclaimer

Please note that this property requires comprehensive refurbishment throughout. Certain rooms and areas are currently unsuitable for occupation and may present hazards. All viewings are strictly at viewers own risk and children should not attend viewings.

### 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.

### 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.

### 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



Floor Plan

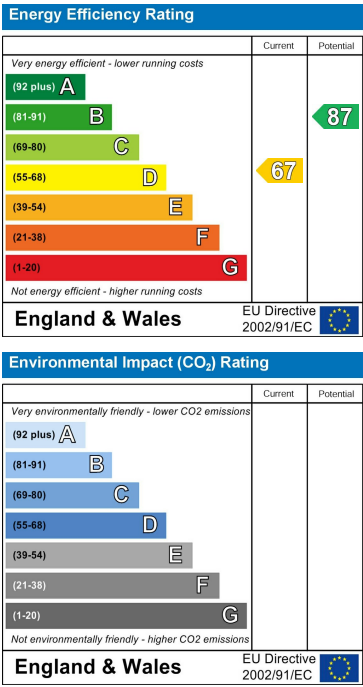
Floor area 90.4 sq.m. (973 sq.ft.) approx

Total floor area 90.4 sq.m. (973 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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