



Appleton Road, Hull, East Riding of Yorkshire  
Starting Bid £100,000





## KEY FEATURES

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- Semi Detached Property
- Three Bedrooms
- Shower Room
- Lounge open to Dining Area
- Modern Kitchen
- Ground Floor W.C & Store
- Delightful Gardens
- Council Tax Band A
- Tenure Freehold
- Total Room Area 81 Square Metres
- EPC rating C





## DESCRIPTION

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000.00 This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

THREE BED SEMI DETACHED HOME, READY AND WAITING FOR NEW OWNER TO RELOVE AND CREATE THEIR FAMILY HOME. This BED SEMI DETACHED home enjoys this sought after location off Hotham Road North, close to highly regarded schools and colleges with ample shopping facilities and amenities nearby.

The accommodation includes: Entrance hall with stairs taking you up to the THREE generously proportioned BEDROOMS and the family BATHROOM.

The ground floor has a modern KITCHEN with adjoining STORE room and W.C. There is a spacious OPEN PLAN LOUNGE to DINING AREA, enjoying views over the rear garden, a lovely space for entertaining family and friends.

Outside there are well maintained GARDENS to front and rear, mainly laid to lawn with attractive shrubbery, mature trees and timber fencing to boundaries.

The property has been loved by the same family from new, now ready and waiting for new owners to re-love and make it their own.

This property is not of standard construction. We are led to believe it is steel framed, insulated and clad.

Do not delay, call us to arrange your viewing today!

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





---

## PARTICULARS OF SALE

### Entrance & Hallway

A welcoming hallway with stairs to the first floor, useful understairs storage cupboard and a door into the lounge.

### Lounge

**4.22m x 3.76m**

A comfortable lounge with feature brick effect fireplace with inset "living flame" fire. Double glazed window to front elevation and an opening to the dining area.

### Dining Area

**3.17m x 2.61m**

The dining area is open from the lounge and adjoins the kitchen, enjoying views over the rear garden, creating a lovely space for entertaining family and friends.

### Kitchen

**3.19m x 2.60m**

The kitchen has a range of fitted base and wall units with contrasting work surface and tiled splash backs. Integrated fridge and freezer, built in stainless steel double oven and gas hob with extractor hood above. Plumbed for automatic washing machine, sink with mixer tap and drainer. Double glazed window, radiator and tiled floor.

### Bedroom One

**3.68m x 3.87m**

A double bedroom with two useful storage cupboards. Double glazed window and radiator.

### Bedroom Two

**4.10m x 2.64m**

A double bedroom with space for bedroom furniture. Double glazed window and radiator.

### Bedroom Three

**2.80m x 2.63m widest point, narrowing to 1.69m**

A single bedroom with double glazed window and radiator.

### Shower Room

**1.73m x 2.21m**

Part tiled Shower room with walk in shower cubicle, low level W.C. and vanity unit housing the wash basin with useful storage cupboard below. Double glazed window and radiator.



## Gardens

To the front of the property is privet hedging with a paved walkway leading to the front entrance door. The rear garden has a raised walkway with steps taking you down to the lawned area and paved patio. There is an array of mature trees and shrubbery with timber fencing to boundaries. A lovely outdoor space for the family to enjoy.



---

## TENURE

The tenure of this property is Freehold.

---

## LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

---

## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

---

## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

---

## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

---

## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

---

## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

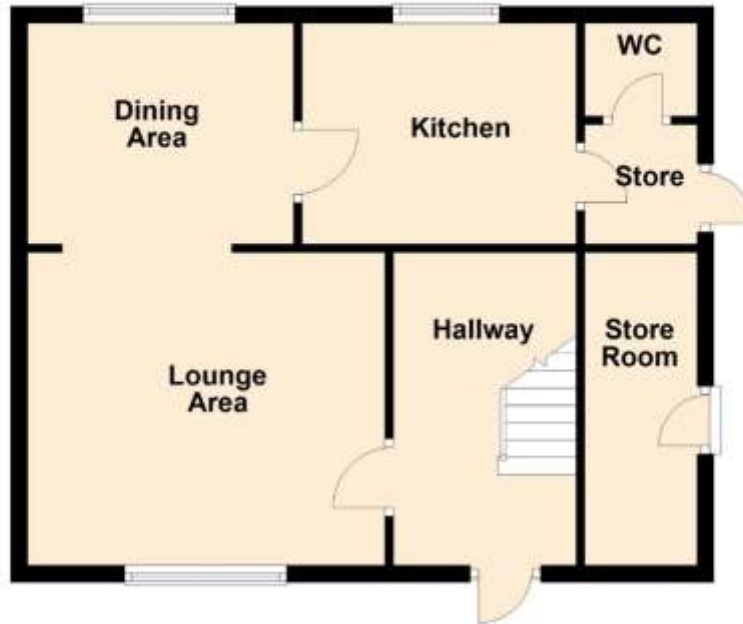
**A&C Homes Limited T/A Lovelle Estate Agency**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Ground Floor**

Approx. 0.0 sq. metres (0.0 sq. feet)



**First Floor**

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

