



Brazil Street, Hull

Guide Price £59,000

WIGWAM

- BEING SOLD VIA SECURE SALE ONLINE BIDDING VIA PATTINSONS
- MID-TERRACED
- CHAIN FREE
- 2 BEDROOMS
- LARGE LOUNGE/DINING AREA
- CLOSE TO AMENITIES
- IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE

Being Sold via Secure Sale online bidding via Pattinsons. Terms & Conditions apply. Starting Bid £63,000

This mid-terraced property presents an exciting opportunity for those looking to create their dream home. Offered with no chain, whilst in need of updating, allowing you to design and renovate to your taste.

The ground floor features an entrance hall, a spacious lounge/diner and a kitchen. Upstairs, you'll find two bedrooms, providing ample space, along with a bathroom that awaits your personal touch. The property also boasts a loft space and a rear yard. Don't miss out on this chance to transform this house into a beautiful home!

Located on Brazil Street close to many popular local amenities, such as ASDA, Matalan, and the other various shops on Mount Pleasant and Holderness Road. Local popular schools such as Estcourt Primary and Craven Primary are minutes away. There are plenty of bus routes linking to the Hull city centre and surrounding areas.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E



Auctioneers Additional Comments

Pattinson Auction are referred to below as The Auctioneer. This auction lot is being sold under either conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer. The property is available to view strictly by appointment only via any Marketing Agent or The Auctioneer. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between any marketing agent and The Auctioneer so that all matters can be dealt with effectively. The property is being sold via a transparent online auction. To submit a bid on any property marketed by The Auctioneer, all bidders must adhere to a verification of identity process in line with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure AML procedures are carried out in accordance with the law

The advertised price is commonly referred to as a Starting Bid or Guide Price and is accompanied by a Reserve Price. The Reserve Price is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the Guide Price, Starting Bid. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. 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.



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. The deposit will form part of the purchase price. A non-refundable reservation fee of up to 6% inc VAT (Subject to a minimum fee which could be up to 7,200 inc VAT) is also payable upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price, and consideration should be given by the purchaser to any Stamp Duty Land Tax liability associated with the overall purchase costs. Both the Marketing Agent and the Auctioneer may consider it necessary or beneficial to pass customer details to third-party service suppliers, from whom a referral fee may be received. There is no requirement or obligation to use any recommended suppliers or services.





Entrance Hall

With vinyl flooring, stairs leading to the first floor and door leading to the lounge/diner.

Lounge/Dining Area

With laminate flooring, fireplace, double glazed windows, radiators and door leading to the kitchen.

Kitchen

With vinyl flooring, sink/drain, laminate work surfaces, space for appliances, hob, oven, extractor fan and door leading to the rear yard.

Bedroom 1

With carpet flooring, radiator and double glazed window.

Bedroom 2

With laminate flooring, radiator, double glazed window and storage cupboard.

Bathroom

With vinyl flooring, wash hand basin, double glazed window, bath tub, shower attachment and WC.

Outside

With a low maintenance rear yard.





Approx Gross Internal Area
89 sq m / 953 sq ft



Ground Floor
Approx 44 sq m / 476 sq ft

First Floor
Approx 44 sq m / 477 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Wigwam

Block A, Unit 7B, Flemingate, Beverley - HU17 0NQ

01482505152 • hello@wigwamhomes.co.uk • www.wigwamhomes.co.uk