

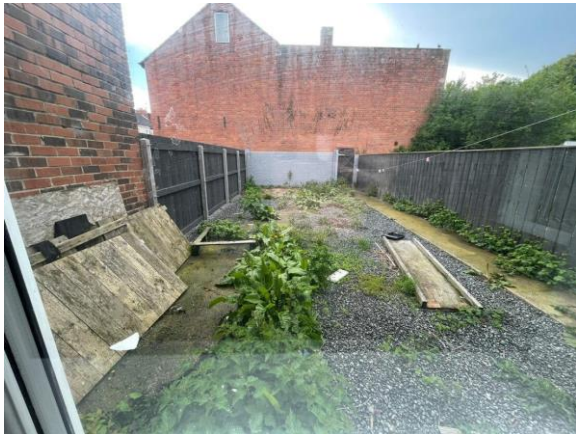


**Coltman Street, Hull HU3 2SQ**

**welcome to**

**Coltman Street, Hull**

William H. Brown are delighted to market this fantastic investment opportunity with 3 fully let self-contained flats! This is to be sold via Modern Method of Auction and is a great opportunity to purchase a turn key investment property!





## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance

Single glazed door to the front and a storage cupboard.

## Flat 1 Lounge

15' 9" into bay x 14' max ( 4.80m into bay x 4.27m max )  
Double glazed bay window to the front and a radiator.

## Bedroom 1

11' 11" x 12' ( 3.63m x 3.66m )  
Double glazed window to the side and a radiator.

## Kitchen

8' 2" x 12' 5" max ( 2.49m x 3.78m max )  
4 ring gas hob, stainless steel sink, boiler, plumbing for an automatic washing machine, radiator, recess storage and double glazed window to the rear.

## Bathroom

Bathroom with panelled bath and shower over, low level W/C, pedestal wash hand basin, radiator and extractor fan.

## Flat 2 Hall

Double glazed window to the side and a radiator.

## Lounge

8' 5" x 11' 10" ( 2.57m x 3.61m )  
Double glazed window to the rear, double glazed window to the side and a radiator.

## Kitchen

6' 8" x 11' 10" ( 2.03m x 3.61m )  
Fitted kitchen with a range of wall and base units, work surfaces, 4 ring electric hob with hood over, cooker point, stainless steel sink, radiator, double glazed window to the side and double glazed door to the side.

## Bedroom 1

9' 10" x 11' 9" max ( 3.00m x 3.58m max )  
Double glazed window to the rear, storage cupboard and a radiator.

## Bedroom 2

7' x 8' 7" ( 2.13m x 2.62m )  
Double glazed window to the side, storage cupboard and a radiator.

## Bathroom

Bathroom with panelled bath and shower over, low level W/C, pedestal wash hand basin, radiator and double glazed window to the side.

## Garden

Gravelled area with fence and wall surround.

## Flat 3 Lounge

12' 5" x 9' 10" ( 3.78m x 3.00m )  
Double glazed window to the front and a radiator.

## Kitchen

8' 4" x 12' 4" max ( 2.54m x 3.76m max )  
Fitted kitchen with a range of wall and base units, 4 ring gas hob with hood over, stainless steel sink, plumbing for an automatic washing machine, boiler, radiator, recess storage and double glazed window to the rear.

## Bedroom 1

8' 9" x 8' 7" ( 2.67m x 2.62m )  
Double glazed window to the front and a radiator.

## Bathroom

Bathroom with panelled bath and shower over, low level W/C, pedestal wash hand basin, radiator and extractor fan.

## Hall

Radiator.

## Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



**view this property online** [williamhbrown.co.uk/Property/NEA119001](http://williamhbrown.co.uk/Property/NEA119001)



welcome to

## Coltman Street, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Self Contained Flats
- Brilliant Investment Opportunity

Tenure: Freehold EPC Rating: E

guide price

**£135,000**

### directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA119001 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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