



**Hesse Road, Hull HU3 4BB**

***Welcome to***

**Hessle Road, Hull**

William H. Brown is excited to bring to market this rare investment opportunity of 3 self-contained flats with 2 commercial units below! This is to be sold via modern method of auction!

## 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.

## Clinic/ Salon

### Reception

29' 4" max x 28' 10" max ( 8.94m max x 8.79m max )  
Double glazed door to the front, three double glazed windows to the front, two double glazed windows to the side, four radiators and a storage cupboard.

### Cloakroom

Low level W/C, wall wash hand basin, extractor fan and a radiator.

## Salon Room 1

7' 10" x 6' 8" ( 2.39m x 2.03m )  
Wash hand basin and a radiator.

## Salon Room 2

8' 4" x 8' 10" ( 2.54m x 2.69m )  
Double glazed sliding door and window and radiator.

## Salon Room 3

19' 5" x 9' 7" ( 5.92m x 2.92m )  
Radiator.

## Salon Room 4

11' 9" x 9' 4" max ( 3.58m x 2.84m max )  
Single glazed door to the side, vanity wash hand basin and a radiator.

## Kitchen

12' 5" max x 13' 10" max ( 3.78m max x 4.22m max )  
Two double glazed windows to the side, stainless steel sink, boiler and a radiator.

## Bakery

### Shop Front

21' 9" x 16' ( 6.63m x 4.88m )  
Double glazed door to the front, two double glazed windows to the front, stainless steel belfast style sink and tiled floor.

## Kitchen

7' 5" x 10' 5" ( 2.26m x 3.17m )  
Double glazed window to the rear, wooden door to the rear, stainless steel sink, stainless steel belfast style sink and tiled floor.

## W/ C

Low level W/C, wall wash hand basin, extractor fan, tiled floor and double glazed window to the rear.

## X3 Flats

### Communal Entrance Hall

Double glazed door to the rear and a storage cupboard.

## Flat 1

### Lounge/ Kitchen

14' 4" max x 14' 4" max ( 4.37m max x 4.37m max )  
Glossy wall and base units, work surfaces, 4 ring induction hob with hood over, cooker point, stainless steel sink, plumbing for an automatic washing machine, aircon, spotlights and two double glazed windows to the front.

### Bedroom 1

14' 5" max x 13' 11" max ( 4.39m max x 4.24m max )  
Two double glazed windows to the front, double glazed window to the side and aircon.

### Shower Room

Shower room with corner shower, vanity W/C and wash hand basin and an extractor fan.

## Flat 2

### Hallway

Double glazed window to the rear.

### Lounge/ Kitchen

14' 3" x 16' 9" max ( 4.34m x 5.11m max )  
Wall and base units, work surfaces, 4 ring induction hob with hood over, integrated oven, integrated microwave, stainless steel sink, plumbing for an automatic washing machine, plumbing for dishwasher, electric fire, spotlights, aircon and two double glazed windows to the rear.

### Bedroom 1

14' 4" max x 16' 9" max ( 4.37m max x 5.11m max )  
Two double glazed windos to the front and aircon.

### En-Suite

En-suite with corner shower, vanity W/C and wash hand basin, towel style radiator and extractor fan.

## Flat 3



**view this property online** [williamhbrown.co.uk/Property/NEA119105](http://williamhbrown.co.uk/Property/NEA119105)



## Welcome to

### Hessle Road, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Self Contained Flats
- 2 Commercial Units

Tenure: Freehold EPC Rating: D

guide price

**£400,000**

### 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

**view this property online** [williamhbrown.co.uk/Property/NEA119105](https://williamhbrown.co.uk/Property/NEA119105)



Property Ref:  
NEA119105 - 0003

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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