



Sunny Bank, Hull HU3 1LE

**Welcome to**

**Sunny Bank, Hull**

William H. Brown is delighted to market this 8 bedroom investment opportunity! This property has a self contained granny flat to the ground floor and is to be sold by the 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.

## Entrance Hall

Double glazed entrance door, double glazed window to the front, radiator and corbels.

## Bedroom 1

15' 7" max x 14' 11" max ( 4.75m max x 4.55m max )  
Double glazed bay window to the front, tall radiator, coving to the ceiling, decorative ceiling rose and cornices.

## En-Suite

En-suite with corner shower, low level W/C, wall wash

hand basin, tiled walls and tiled floor.

## Communal Dining Room

14' 3" x 11' 10" max ( 4.34m x 3.61m max )  
Double glazed window to the side, built in wardrobe, boiler and a radiator.

## Self Contained Flat

23' 6" max x 11' 7" max ( 7.16m max x 3.53m max )  
Double glazed window to the side, double glazed window to the rear, double glazed door to the side, two tall radiators, spotlights and access to the loft.

## En-Suite

En-suite with panelled bath with shower over, low level W/C, pedestal wash hand basin, towel style radiator and extractor fan.

## Communal Kitchen

10' 5" x 11' 8" ( 3.17m x 3.56m )  
Fitted kitchen with a range of glossy wall and base units, work surfaces, 7 ring gas cooker with hood over, ceramic belfast style sink, wall wash hand basin, radiator and single glazed window to the side.

## Utility Room

Two single glazed windows to the rear, two single glazed windows to the side, UPVC style door to the front and plumbing for an automatic washing machine.

## Bedroom 2

12' 10" max x 13' 8" max ( 3.91m max x 4.17m max )  
Double glazed window to the rear, radiator, coving to the ceiling, decorative ceiling rose and cornices.

## En-Suite

En-suite with corner shower, low level W/C, wash hand basin, extractor fan, tiled walls and tiled floor.

## Landing

Split level landing with understairs storage, access to the loft and single glazed door to the side to fire exit.

## Communal Cloakroom

Low level W/C and double glazed window to the side.

## Bedroom 3

12' 10" max x 12' 2" max ( 3.91m max x 3.71m max )  
Double glazed window to the rear, recess storage and a radiator.

## En-Suite

En-suite with corner shower, low level W/C, wall wash hand basin, extractor fan, tiled walls and tiled floor.

## Bedroom 4

15' 7" into bay x 12' 10" max ( 4.75m into bay x 3.91m max )

Double glazed bay window to the front, wall wash hand basin, recess storage, radiator, coving to the ceiling and cornices.

## Bedroom 5

9' 6" x 6' 4" ( 2.90m x 1.93m )  
Double glazed window to the front, wall wash hand basin and a radiator.

## Bedroom 6

12' restricted head height x 19' 10" max ( 3.66m restricted head height x 6.05m max )

Double glazed velux style window to the front, double glazed velux style window to the rear, eaves storage and pedestal wash hand basin.

## Communal Bathroom

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

## Seperate Communal W/C

Low level W/C and double glazed window to the side.

## Bedroom 7

6' 9" x 11' 9" ( 2.06m x 3.58m )  
Double glazed window to the rear, wall wash hand basin and a radiator.

## Bedroom 8

9' 11" x 8' 3" ( 3.02m x 2.51m )  
Double glazed window to the side, corner shower, wall wash hand basin and a radiator.

## Front Garden

Paved pavement and patio with wall surround.

## Rear Garden

Concrete yard with fence surround.



**view this property online** [williamhbrown.co.uk/Property/NEA118984](http://williamhbrown.co.uk/Property/NEA118984)



## Welcome to

## Sunny Bank, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 8 Bedroom Investment Opportunity
- Currently Being Used As A Bed And Breakfast Generating Income

Tenure: Freehold EPC Rating: Awaited

guide price

# £270,000

## 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/NEA118984](http://williamhbrown.co.uk/Property/NEA118984)



Property Ref:  
NEA118984 - 0009

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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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