



**Salisbury Street, Hull HU5 3DU**

**Welcome to**

**Salisbury Street, Hull**

William H. Brown is delighted to market this 2 bedroom end terraced property with great local amenities! The property is to be sold with no chain via 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 Porch

Double glazed entrance door to the front.

## Lounge/ Diner

23' 3" max x 13' 7" max ( 7.09m max x 4.14m max )  
Two double glazed windows to the front, gas fire, understairs cupboard and three radiators.

## Kitchen

6' 8" x 13' 3" ( 2.03m x 4.04m )  
Fitted kitchen with a range of wall and base units, work surfaces, 4 ring gas hob with hood over, oven, stainless steel sink, plumbing for an automatic washing machine, double glazed window to the rear and double glazed door to the rear.

## Landing

### Bedroom 1

11' 3" max x 11' 4" plus wardrobe ( 3.43m max x 3.45m plus wardrobe )  
Double glazed window to the front, built in wardrobe and a radiator.

### Bedroom 2

11' 2" max x 10' 7" max ( 3.40m max x 3.23m max )  
Double glazed window to the rear, storage cupboard and a radiator.

## Shower Room

Shower room with wet room style shower, low level W/C, vanity wash hand basin, tiled walls, tiled floor, radiator and double glazed window to the side.

## Loft Space

8' 11" restricted head height x 12' 1" ( 2.72m restricted head height x 3.68m )  
Double glazed velux style window to the rear, eaves storage and a radiator.

## Front Garden

## Rear Garden

Raised decking area, rear pedestrian access and fence surround.



**view this property online** [williamhbrown.co.uk/Property/NEA119371](http://williamhbrown.co.uk/Property/NEA119371)





## Welcome to

### Salisbury Street, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 Bedroom End Terraced Property
- Avenues Location

Tenure: Freehold EPC Rating: D

guide price

# £100,000

### 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:  
NEA119371 - 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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