



Cholmley Street, Hull HU3 3DP

Welcome to

Cholmley Street, Hull

Situated in a convenient location, this property has been fully renovated and refurbished and has easy access to the city centre.



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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

Radiator and understairs cupboard.

Lounge

13' 3" x 11' 2" (4.04m x 3.40m)
Window to the front and a radiator.

Dining Room

10' x 10' 1" (3.05m x 3.07m)
Window to the rear and a radiator.

Reception Room 3

10' 1" x 11' 3" (3.07m x 3.43m)

Kitchen

23' 8" x 10' 5" (7.21m x 3.17m)
Fitted kitchen with a range of wall and base units, work surfaces, electric oven, electric hob with hood over, stainless steel sink, integrated fridge freezer and side door to the garden.

Landing

Bedroom 1

14' x 11' 2" (4.27m x 3.40m)
Two windows to the front and a radiator.

Bedroom 2

10' 1" max x 11' 3" (3.07m max x 3.43m)
Window to the rear and a radiator.

Bedroom 3

9' 11" x 10' 6" (3.02m x 3.20m)
Window to the rear and a radiator.

Bathroom

Bathroom with bath, shower, low level W/C, pedestal wash hand basin, ladder style radiator and a window to the side.

Front Garden

Low maintenance front garden with fence.

Rear Garden

Concrete rear garden with fence.



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Welcome to

Cholmley Street, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Bedroom Mid Terraced Property
- Fully Renovated And Refurbished

Tenure: Freehold EPC Rating: D

guide price

£130,000

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:
NEA119612 - 0007

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