



**Manning Drive,Hull HU6 9FH**

**welcome to**

## **Manning Drive, Hull**

Situated in this popular location, this property is newly modernised and benefits from its own allocated parking space



## 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.

## Cloakroom

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

## Lounge

13' 7" x 12' 4" ( 4.14m x 3.76m )

Double glazed window to the front, double glazed window to the side and a radiator.

## Kitchen

12' 3" max x 11' max ( 3.73m max x 3.35m max )

Fitted kitchen with a range of wall and base units, work surfaces, integrated oven with gas hob and hood over, space for fridge freezer, plumbing for an automatic washing machine, boiler, storage cupboard and a radiator.

## Landing

Access to the loft and a radiator.

## Bedroom 1

12' 4" max x 10' 6" max ( 3.76m max x 3.20m max )

Double glazed window to the front and a radiator.

## Bedroom 2

12' 4" x 7' 10" ( 3.76m x 2.39m )

Double glazed window to the rear and a storage cupboard.

## Bathroom

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

## Front Garden

## Rear Garden

Lawned rear garden with gravelled area, fence surround and side access to the driveway.



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## **Manning Drive, Hull**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Newly Modernised
- Allocated Parking Space

Tenure: Freehold EPC Rating: B  
Council Tax Band: A

guide price

**£110,000**

### **directions to this property:**

Please 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:  
NEA119690 - 0003

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