







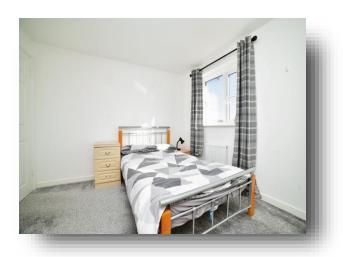


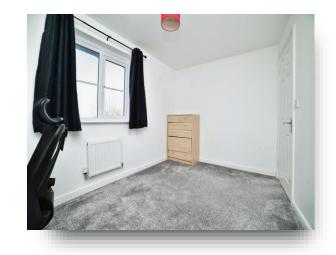
welcome to

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, jamsold 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" ($3.76m \times 2.39m$) 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.





welcome to

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







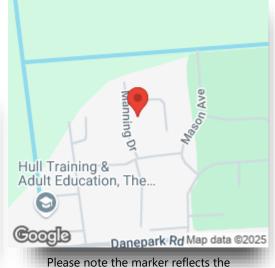
directions to this property:

447748.

Please see below map for property location, for further

information please contact the Residential Sales Team on 01482





postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA119690



Property Ref: NEA119690 - 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.





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