



**Blenheim Street, Hull HU5 3PL**



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## **Blenheim Street, Hull**

Situated in this ever popular location, this property is ideal for an investment property and is located close to local amenities.



## 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.

## Lounge

13' 4" x 11' 2" ( 4.06m x 3.40m )

With feature fireplace with electric fire insert, radiator and a double glazed window to the front elevation.

## Dining Room

11' 8" x 10' 5" ( 3.56m x 3.17m )

With feature fireplace, radiator and double glazed window to the rear of the property.

## Kitchen

11' 7" x 7' 3" ( 3.53m x 2.21m )

With wall and base units comprising of sink and drainer, room for appliances, double glazed window

to the side and door leading to the rear garden.

## Bathroom

Comprising of a whirlpool bath, wall mounted wash hand basin and radiator.

## W/C

With w/c separated from the main bathroom.

## Bedroom 1

12' x 11' 3" ( 3.66m x 3.43m )

With built in wardrobes, radiator and double glazed window to the front of the property.

## Bedroom 2

11' 9" x 8' 5" ( 3.58m x 2.57m )

With built in storage, radiator and double glazed window to the rear.

## Bedroom 3

11' 9" x 7' 5" ( 3.58m x 2.26m )

Housing the boiler and benefiting from a double glazed window to the rear.

## Front Garden

Low maintenance front yard.

## Rear Garden

Low maintenance rear yard.



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## **Blenheim Street, Hull**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Convenient location
- Close to amenities

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

guide price

**£115,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NEA119642 - 0005

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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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