



Folkestone Street, HULL HU5 1BJ

welcome to

Folkestone Street, HULL

Situated in this convenient location, this 3 bedroom end terrace property benefits from a ground floor W/C along with a family bathroom on the first floor and is a ten minute drive from the city centre.



This well proportioned 3 bedroom end terrace property presents an excellent opportunity for investors or those looking to add to their portfolio. Located within walking distance of local shops, schools, and transport links, it offers convenience, space, and strong rental potential.

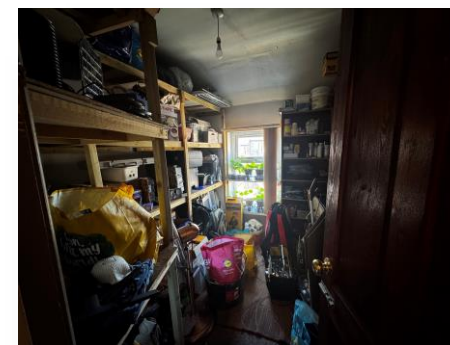
The ground floor features a spacious open-plan living and dining area, ideal for modern living with plenty of natural light and flexibility in layout. The adjoining kitchen provides ample work top and storage space, ready for customization or updating to suit taste leading to the ground floor W/C.

Upstairs, you'll find three well-sized bedrooms and a family bathroom.

Outside, there is on-street parking available, with the added benefit of the end-terrace position offering a little more privacy and potential for side access or garden enhancements.

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

10' 2" x 10' 1" (3.10m x 3.07m)

Dining Room

12' 5" x 10' 5" (3.78m x 3.17m)

Kitchen

8' 7" x 8' 4" (2.62m x 2.54m)

Bedroom 1

11' 6" x 10' 2" (3.51m x 3.10m)

Bedroom 2

12' 3" x 8' 6" (3.73m x 2.59m)

Bedroom 3

8' 7" x 8' 6" (2.62m x 2.59m)

Bathroom



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
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Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£60,000

directions to this property:

See below map for property location, for more information on the local area please contact your local residential sales team on: 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA119831 - 0005

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