



Adderbury Grove, Hull HU5 1AS

welcome to

Adderbury Grove, Hull

This property is bursting with potential and is situated in this convenient location, this 5 bedroom property benefits from one bathroom and one shower room and is 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

12' 11" max x 12' 10" plus bay recess (3.94m max x 3.91m plus bay recess)
With double glazed bay window to the front and radiator.

Kitchen

9' 10" max x 8' 10" max (3.00m max x 2.69m max)
With a fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, gas oven and cooker hood, plumbing for a washing machine, space for a fridge freezer, and double glazed window to the side and door to the rear.

Bedroom 1

12' 11" x 10' 5" (3.94m x 3.17m)
With a radiator, double glazed window to the rear and wash hand basin.

Bedroom 2

7' 6" x 9' 5" (2.29m x 2.87m)
With a radiator and double glazed window to the front.

Bathroom

With a bath and electric shower, W/C, wash hand basin, extractor fan, storage cupboard, radiator, access to loft and double glazed window to the side.

Bedroom 3

13' 2" max x 10' 2" max (4.01m max x 3.10m max)
With a radiator and a double glazed bay window to the front.

Bedroom 4

13' max x 10' 6" max (3.96m max x 3.20m max)
With a radiator, double glazed window to the rear and a wash hand basin.

Shower Room

With a walk in shower, W/C, wash hand basin, storage cupboard, radiator and sky light window.

Bedroom 5

15' 5" max x 8' 4" max (4.70m max x 2.54m max)
With storage cupboards, radiator and skylight window.

Rear Garden

Courtyard style garden with brick wall, flower bed and wooden gate.



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Adderbury Grove, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Currently licensed HMO in popular area
- 5 bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£120,000

directions to this property:

See below map for property location, for more information of the local area 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:
NEA119627 - 0005

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