



**McKinley Avenue, HULL HU3 3JR**

**welcome to**

**Mckinley Avenue, HULL**

Situated in this convenient location, this 2 bedroom property is located close to local amenities and is ideal for first time buyers



## 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

14' 8" max x 11' 2" max ( 4.47m max x 3.40m max )  
With a feature gas fireplace with surround, a radiator, coving to the ceiling and a double glazed bay window to the front.

## Open Kitchen / Dining Area

10' 1" max x 17' 2" max ( 3.07m max x 5.23m max )  
With a fitted kitchen with a range of wall and base units, contrasting work surfaces, a sink and drainer unit, a gas cooker, electric oven, cooker hood, plumbing for a washing machine, space for a fridge, storage cupboard under the stairs, a radiator and a double glazed window and door to the rear.

## Bedroom 1

10' 6" max x 11' 7" max ( 3.20m max x 3.53m max )  
With a radiator and a double glazed window to the front.

## Bedroom 2

9' 5" x 8' 3" ( 2.87m x 2.51m )  
With a cupboard housing boiler, a radiator and a double glazed window to the rear.

## Bathroom

With a W/C, vanity wash hand basin, bath with shower over, a radiator and a double glazed window to the side.

## Front Garden

With a wrought iron fence surround and a concrete path.



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## **Mckinley Avenue, HULL**

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

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

guide price

**£50,000**



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Property Ref:  
NEA119745 - 0002

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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.

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

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 447748.



Please note the marker reflects the postcode not the actual property



**william h brown**



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