









welcome to

Worthing Street, Hull

Located of Clough Road, this 3 bedroom mid terrace property is close to local amenities and has bags of potential to the right buyer.













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

With a door to the front leading into the property, there is a radiator, stairs leading to the upper floor and access to the lounge and dining room.

Lounge

11' 3" x 10' 6" plus bay (3.43m x 3.20m plus bay) A spacious living area with a feature fireplace with surround, a radiator and a double glazed bay window to the front. This room opens into the dining room.

Dining Room

12' \times 11' 5" (3.66m \times 3.48m) With a radiator, a double glazed window to the rear and access to the kitchen.

Kitchen

8' 10" x 9' 7" (2.69m x 2.92m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, space for a cooker, space for a fridge freezer, plumbing for a washing machine, a radiator, a double glazed window to the side and access to the back hall.

Back Hall

With access to the ground floor bathroom and a door leading to the rear garden.

Ground Floor Bathroom

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

Bedroom 1

14' 9" x 10' 8" (4.50m x 3.25m)

With a storage cupboard, a radiator and a double glazed window to the front.

Bedroom 2

12' 1" x 9' 4" (3.68m x 2.84m)

With a storage cupboard, a radiator and a double glazed window to the rear.

Bedroom 3

9' 7" x 9' (2.92m x 2.74m)

With a radiator and a double glazed window to the rear.

Rear Garden

A easy to maintain garden with a concrete floor, and a fence surround.





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sold through Modern Method of Auction
- Ideal investment opportunity

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£85,000







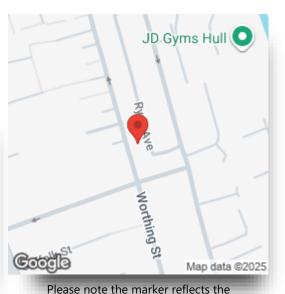
directions to this property:

on: 01482 447748.

See below map for property location, for more information on

the local area please contact your local residential sales team





view this property online williamhbrown.co.uk/Property/NEA120156



Property Ref: NEA120156 - 0002 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 quidance 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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postcode not the actual property



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