



Worthing Street, Hull HU5 1PP

welcome to

Worthing Street, Hull

Located off 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, 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.

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' x 11' 5" (3.66m x 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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Worthing Street, Hull

- 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:

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:
NEA120156 - 0002

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