



Compass Road, Hull HU6 7BB

william
h brown

welcome to

Compass Road, Hull

Situated on Compass Road, this 3 bedroom bungalow in located in a highly sought after location, is ideal for someone wanting a project and benefits from off street parking.



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 side leading in to the property, stairs leading to the upper floor, a radiator and access to the lounge, kitchen, bathroom and bedrooms.

Lounge

15' 8" max x 13' 3" max (4.78m max x 4.04m max)
With a feature fire place with surround, alcove storage, two radiators, light points and a double glazed window to the front.

Kitchen

12' 7" x 8' 11" max (3.84m x 2.72m max)
Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, plumbing for a washing machine, a boiler unit, space for a fridge freezer, space for a cooker, a double glazed window to the rear and side and a door leading to the rear garden.

Bedroom 1

11' 11" x 10' 4" (3.63m x 3.15m)
With a fitted wardrobe and drawers and a double glazed window to the side.

Bedroom 2

11' 11" x 9' 8" (3.63m x 2.95m)
With two storage cupboards, a radiator and a double glazed window to the rear.

Bedroom 3

9' 11" x 9' 8" (3.02m x 2.95m)
With a radiator and a double glazed window to the front.

Bathroom

With a W/C, a wash hand basin, a walk in shower and two double glazed windows to the side.

Front Garden

With a path and a driveway to wrought iron gates.

Rear Garden

With a paved area, a gravel area, a shed and a wooden fence.



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Compass Road, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Highly sought after location
- Ideal for a project

Tenure: Freehold EPC Rating: D

Council Tax Band: B

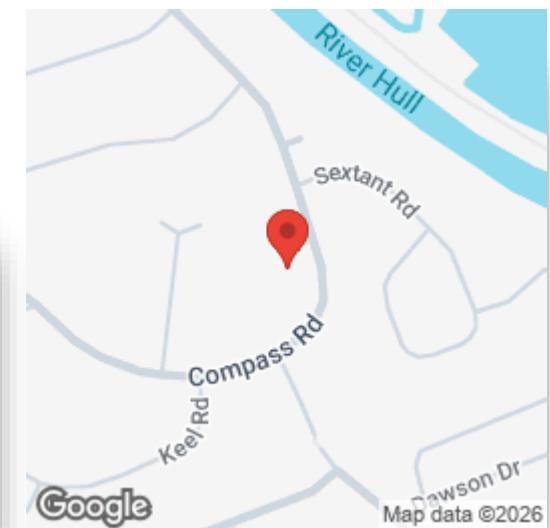
guide price

£130,000



directions to this property:

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



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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 guidance 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.



Property Ref:
NEA120370 - 0003

 william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk