



**Caledon Close, Hull, HU9 4EQ**

**Welcome to**

**Caledon Close, Hull**

William H. Brown proudly presents this exquisite family home in Caledon Close, Hull. With its captivating blend of modern comfort and serene surroundings, this property offers the perfect haven for families seeking both tranquility and convenience.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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 £300 inc VAT towards the preparation cost of the pack.

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 Porch

### Entrance Hall

### Living Room

14' 9" max x 11' 11" max ( 4.50m max x 3.63m max )

### Dining Room

12' 4" max x 8' 2" max ( 3.76m max x 2.49m max )

### Kitchen

10' 1" max x 9' 1" max ( 3.07m max x 2.77m max )

### Conservatory

9' 9" max x 7' 8" max ( 2.97m max x 2.34m max )

### Landing

### Bedroom 1

11' 3" max x 10' max ( 3.43m max x 3.05m max )

### Bedroom 2

11' 11" max x 8' 11" max ( 3.63m max x 2.72m max )

### Bedroom 3

11' 3" max x 7' 10" max ( 3.43m max x 2.39m max )

### Bathroom

8' 9" max x 4' 11" max ( 2.67m max x 1.50m max )

### Toilet

### Loft Space

### Front and Rear Garden

### Outbuilding

**Please Note:** The property shares a side passage access with the next-door neighbour.

## Welcome to

### Caledon Close, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom terraced house
- Well-presented throughout

Tenure: Freehold EPC Rating: C

guide price

# £120,000

### Directions to this property:

For more information please contact the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR121845](http://williamhbrown.co.uk/Property/HDR121845)



Property Ref:  
HDR121845 - 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.



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