



James Reckitt Avenue, Hull, HU8 0LP

Welcome to

James Reckitt Avenue, Hull

William H. Brown are delighted to market this charming three-bedroom semi-detached house on James Reckitt Avenue, Hull. Offering immense potential for those looking to modernise, this property is a rare find in a sought-after location. With spacious interiors, large driveway, and a detached garage.





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

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.

Location

James Reckitt Avenue is situated in a well-regarded residential area of Hull, known for its family-friendly environment and excellent local amenities. The street benefits from a range of nearby conveniences, including shops, cafes, and schools, making daily errands and family life both convenient and enjoyable. The area is popular with families due to its proximity to reputable primary and secondary schools.

Entrance Hall

14' 3" max x 7' max (4.34m max x 2.13m max)

Living Room

14' 7" max x 11' 10" max (4.45m max x 3.61m max)

Second Lounge/Dining Room

13' 10" max x 11' 1" max (4.22m max x 3.38m max)

Kitchen/Dining Room

18' 5" max x 7' 11" max (5.61m max x 2.41m max)

Landing

Bedroom 1

14' 11" max x 11' 10" max (4.55m max x 3.61m max)

Bedroom 2

13' 6" max x 9' 11" max (4.11m max x 3.02m max)

Bedroom 3

8' 4" max x 6' 2" max (2.54m max x 1.88m max)

Bathroom

6' 9" max x 5' 7" max (2.06m max x 1.70m max)

Toilet

With toilet only

Loft Space

Accessed via landing

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom semi-detached house
- Chain free / In need of modernising throughout

Tenure: Freehold EPC Rating: D

guide price

£180,000

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

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Property Ref:
HDR122085 - 0004

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.

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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