



**St. Margaret's Court, Hull HU8 9QQ**

**Welcome to**

**St. Margaret's Court, Hull**

William H. Brown are delighted to market this superb four-bedroom semi-detached house in St. Margaret's Court, Hull. Chain-free and in excellent condition, it features a bright conservatory, private garden, and a garage with parking. Ideal for families or investors seeking a versatile, stylish home.





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 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.

## Location

St. Margaret's Court is situated in a popular and well-established residential area of Hull, known for its peaceful, family-friendly atmosphere. The neighbourhood boasts well-maintained streets, green spaces, and a sense of community, making it an appealing place to call home. With a mix of modern and traditional properties, the area offers a welcoming environment for both families and professionals seeking a tranquil yet convenient location.

## Excellent Local Amenities

Residents of St. Margaret's Court enjoy easy access to a range of local amenities. Nearby, you'll find several reputable schools, supermarkets, and leisure facilities, including parks, gyms, and recreational centres. For dining out and shopping, the area is well-served by a variety of restaurants, cafes, and local shops, with larger retail outlets just a short drive away. Public transportation links are excellent, with regular bus services connecting the neighbourhood to Hull city centre and surrounding areas.

## Convenient Transport Links

The location benefits from superb transport connectivity, making commuting straightforward and hassle-free. Major road networks, including the A63 and M62, are easily accessible, providing quick routes to nearby cities and towns. Hull Paragon Interchange, the city's main railway station, is also within easy reach, offering regular services to Leeds, Manchester, and London. For those who travel further afield, Humberside Airport is just a short drive away, making St. Margaret's Court a convenient base for those who need to commute or travel frequently.

## Entrance Hall

## Cloakroom

## Living Room

16' max x 12' 5" max ( 4.88m max x 3.78m max )

## Kitchen

15' 8" max x 10' 9" max ( 4.78m max x 3.28m max )

## Conservatory

15' 6" max x 8' 8" max ( 4.72m max x 2.64m max )

## Landing

## Bedroom 1

11' 11" max x 8' 10" max ( 3.63m max x 2.69m max )

## Bedroom 2

9' max x 6' 5" max ( 2.74m max x 1.96m max )

## Bedroom 3

9' 3" max into wardrobes x 8' 10" max into wardrobes ( 2.82m max into wardrobes x 2.69m max into wardrobes )

## Bedroom 4

8' max x 6' 6" max ( 2.44m max x 1.98m max )

## Bathroom

6' 5" max x 5' 6" max ( 1.96m max x 1.68m max )

## Loft Space

Boarded & insulated

## Front Garden

## Rear Garden

With side & rear access

## Garage And Off-Street Parking

## Welcome to

### St. Margaret's Court, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four bedroom semi-detached house
- Off road parking & garage

Tenure: Freehold EPC Rating: C

guide price

# £125,000

### Directions to this property:

Please see below map, or 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/HDR122223](http://williamhbrown.co.uk/Property/HDR122223)



Property Ref:  
HDR122223 - 0003

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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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