



**Bradford Avenue, Hull, HU9 4NL**

## **Welcome to**

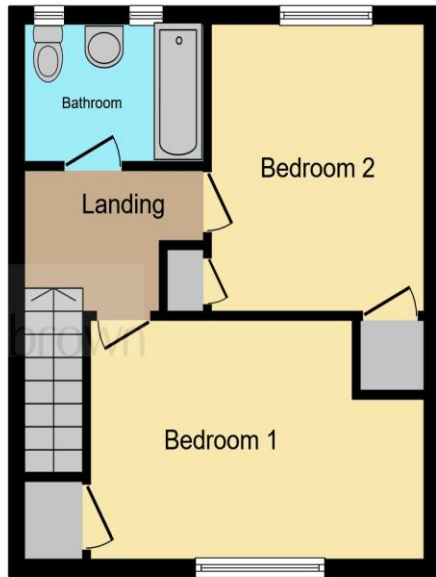
## **Bradford Avenue, Hull**

William H. Brown are delighted to market this spacious two-bedroom terraced home on Bradford Avenue, Hull. With generous living space, a large rear garden, and fantastic potential, this chain-free property is perfect for first-time buyers or investors looking for a great opportunity!





**Ground Floor**



**First Floor**

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 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

Bradford Avenue is situated in a popular residential area of Hull, offering a balance of convenience and community. The neighbourhood is well-connected, with easy access to local amenities, schools, and public transport links. Whether you're commuting for work or looking for everyday essentials, you'll find shops, supermarkets, and services all within close reach.

For families and those who enjoy outdoor spaces, there are nearby parks and green areas perfect for walking, exercise, or relaxing. The area is also home to a selection of well-regarded schools, making it an appealing choice for those with children. Local cafes, pubs, and restaurants add to the friendly and welcoming atmosphere of the community.

Hull city centre is just a short drive or bus ride away, providing access to a wider range of shopping, dining, and entertainment options. The area also benefits from strong transport links, with easy routes to major roads and motorways, making travel further afield simple and convenient. Whether you're a first-time buyer or an investor, Bradford Avenue offers a great location with strong potential.

## Entrance Hall

### Living Room

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

### Kitchen-Diner

12' 6" max x 8' 7" max ( 3.81m max x 2.62m max )

### Store

8' 10" max x 5' 1" max ( 2.69m max x 1.55m max )

### Landing

### Bedroom 1

15' 1" max x 9' 2" max ( 4.60m max x 2.79m max )

### Bedroom 2

11' 4" max x 9' 6" max ( 3.45m max x 2.90m max )

### Bathroom

8' 2" max x 5' 5" max ( 2.49m max x 1.65m max )

## Welcome to

## Bradford Avenue, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom terraced house
- Chain-free

Tenure: Freehold EPC Rating: D

guide price

**£60,000**

## Directions to this property:

See map below for directions. 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/HDR122543](http://williamhbrown.co.uk/Property/HDR122543)



Property Ref:  
HDR122543 - 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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