



**Shaftesbury Avenue, Hull, HU8 9BL**



***Welcome to***

**Shaftesbury Avenue, Hull**

William H. Brown are delighted to market this fantastic opportunity! This two-bedroom home with a loft room is perfect for investors or first-time buyers. With spacious living areas, a generous garden offers great potential to add value and create a wonderful 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

Shaftesbury Avenue is situated in a well-established residential area of Hull, offering a mix of traditional homes and modern conveniences. The area is known for its friendly community feel, making it a great choice for both investors and first-time buyers looking to settle in a convenient and accessible location.

Residents benefit from excellent local amenities, including nearby shops, supermarkets, and cafes, as well as well-regarded schools, making it an appealing choice for families. The property is also within easy reach of green spaces and parks, perfect for those who enjoy outdoor activities.

Transport links are a key highlight, with regular bus services connecting to Hull city centre and beyond. Major road links, including the A63 and M62, provide easy access for commuters, while the area is also well-served by local train stations.

## Entrance Hall

## Living Room

14' 9" max x 11' 10" max ( 4.50m max x 3.61m max )

## Dining Room

10' 5" max x 9' 6" max ( 3.17m max x 2.90m max )

## Kitchen

18' 8" max x 5' 10" max ( 5.69m max x 1.78m max )

## Bathroom

8' 6" max x 4' 3" max ( 2.59m max x 1.30m max )

## Landing

## Bedroom 1

15' 3" max x 13' 11" max ( 4.65m max x 4.24m max )

## Bedroom 2

11' max x 8' 1" max ( 3.35m max x 2.46m max )

## Study/Loft Access

8' max x 6' 9" max ( 2.44m max x 2.06m max )

## Loft Space

15' 7" max x 14' max ( 4.75m max x 4.27m max )

Currently used as an additional bedroom

## Ensuite Toilet

## Welcome to

### Shaftesbury Avenue, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom home with loft room
- Spacious ground floor with a living room, dining area, kitchen, and bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£100,000**

### Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 327913.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR122474](http://williamhbrown.co.uk/Property/HDR122474)



Property Ref:  
HDR122474 - 0004

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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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