



Dansom Lane North, Hull, HU8 7RP

Welcome to

Dansom Lane North, Hull

****NO CHAIN**** Nestled in a quiet cul-de-sac just off James Reckitt Avenue, this charming bay-fronted semi-detached home is perfect for families. This delightful home is offered to the market with no onwads chain, ready for you to move into and make it your own.





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.

Entrance Hall

Living Area

13' 2" max x 12' 1" max (4.01m max x 3.68m max)

Dining Area

10' 2" max x 10' max (3.10m max x 3.05m max)

Kitchen

9' 4" max x 6' 7" max (2.84m max x 2.01m max)

Bathroom Area

8' 8" max x 4' 7" max (2.64m max x 1.40m max)

Toilet Area

3' 9" max x 3' 2" max (1.14m max x 0.97m max)

Landing

Bedroom 1

13' 9" max into bay x 12' 1" max into bay (4.19m max into bay x 3.68m max into bay)

Ensuite Toilet

5' 3" max x 2' 9" max (1.60m max x 0.84m max)

Bedroom 2

9' 10" max x 8' 9" max (3.00m max x 2.67m max)

Bedroom 3

6' 4" max x 6' max (1.93m max x 1.83m max)

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onwards chain
- Off-street parking via dropped kerb

Tenure: Freehold EPC Rating: Awaiting

guide price

£70,000

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/HDR122618



Property Ref:
HDR122618 - 0003

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