



Belmont Villas, Church Street, Sutton-On-Hull, Hull, HU7 4TD

Welcome to

Belmont Villas, Church Street, Sutton-On-Hull, Hull

INVESTMENT OPPORTUNITY - Substantial Freehold property consisting of 5 self-contained flats. In total, the property offers seven bedrooms, five bathrooms and six reception rooms providing generous and flexible living accommodation across all units.





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

Flat 1

Comprising of: 2 bedrooms, 1 bathroom, 1 shower room, living room, dining room, kitchen, utility room.

Council tax band: A

EPC rating: Current: 62 (D), Potential: 75 (C)

Total square metres: 119

Room Dimensions:

Living Room: 17'4" max length x 14'11" max width

Dining Room: 17'2" max length x 12'4" max width

Bathroom: 7'9" max length x 4'3" max width

Kitchen: 13'5" max length x 7'3" max width

Utility Room: 8'10" max length x 6'1" max width

Bedroom 1: 15'4" max length x 13'4" max width

Bedroom 2: 8'6" max length x 8'6" max width

Bathroom: 9' max length x 5'1" max width

Shower Room: 7'9" max length x 4'3" max width

Flat 2

Comprising of: 1 bedroom, 1 bathroom, kitchen, living room, store.

Council tax band: A

EPC rating: Current: 55 (D) Potential: 74 (C)

Total square metres: 53

Room Dimensions:

Kitchen-diner: 12'2" max length x 8' max width

Bathroom: 6'4" max length x 4'11" max width

Bedroom 3: 16'3" length x 12'6" max width

Living Room: 17'5" max length x 14'1" max width

Store

Flat 3

Comprising of: kitchen, 1 bedroom, living room, bathroom.

Council tax band: A

EPC rating: Current: 69 (C) Potential: 78 (C)

Total square metres: 49

Room Dimensions:

Kitchen: 9'4" max length x 7' max width

Living Room: 13'11" max length x 13' max width

Bedroom 4: 13'3" max length x 11'11" max width

Bathroom: 7'6" max length x 4'5" max width

Flat 4

No photos currently available.

Comprising of: 1 bedroom, living room, kitchen, shower room, WC

Council tax band: A

EPC rating: Current: 70 (C) Potential: 79 (C)

Total square metres: 48

Room Dimensions:

Kitchen: 9' max length x 4'7" max width

Living Room: 14'5" max length x 13'2" max width

Bedroom 5: 11'10" max length x 11'8" max width

Shower Room

WC

Flat 5

Comprising of: kitchen, 2 bedrooms, living room, bathroom

Council tax band: A

EPC rating: Current: 54 (E) Potential: 60 (D)

Total square metres: 73

Room Dimensions:

Kitchen: 8' max length x 6'4" max width

Living Room: 14'6" max length x 8'2" max width

Bedroom 6: 8'5" max length x 7'8" max width

Bedroom 7: 10' max length x 8'4" max width

Bathroom: 5'5" max length x 4'2" max width

Agent's Note: The vendor is selling the Freehold title which contains five flats that are not held of leasehold titles with land registry. The properties are let and one of the flats is vacant. Please refer to individual descriptions for confirmation of EPC ratings and Council Tax Bands associated with each.

Please Note: This property lies within a conservation area.

Welcome to

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Freehold property consisting of 5 flats
- Investment opportunity - no onwards chain

Tenure: Freehold EPC Rating: E

guide price

£360,000

Directions to this property:

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

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.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR122672



Property Ref:
HDR122672 - 0003

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william h brown



01482 327913



HoldernessRd@williamhbrown.co.uk



358-360 Holderness Road, HULL, East
Yorkshire, HU9 3DQ



williamhbrown.co.uk