



Wold Road, Hull HU5 5UN

Welcome to

Wold Road, Hull

Lovely Home on Wold Road with - Entrance Hall, Lounge, Kitchen/Diner, Utility Room, 2 Bedrooms, Family Bathroom, Gardens & Garage! Call now and book your viewing!



Entrance Hall

With door to the front and stairs to the First Floor.

Lounge

15' 3" into bay x 11' 5" max (4.65m into bay x 3.48m max)
With double glazed bay window to the front, understairs cupboard, radiator, wall light points and coving to the ceiling.

Kitchen/ Diner

11' 9" max x 15' (3.58m max x 4.57m)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, 5 burner gas hob, electric oven, radiator, coving to the ceiling, double glazed window to the rear and double glazed french style doors to the rear.

Utility Room

8' 2" x 2' 3" (2.49m x 0.69m)
With single glazed window to the rear and plumbing for an automatic washing machine.

First Floor

Landing

With loft access.

Bedroom 1

13' 5" into bay x 14' 9" max (4.09m into bay x 4.50m max)
With double glazed bay window to the front, double glazed window to the front and radiator.

Bedroom 2

11' 6" x 8' 6" max (3.51m x 2.59m max)
With double glazed window to the rear, storage cupboard, radiator and coving to the ceiling.

Bathroom

Bathroom with corner bath, low level wc, wash hand basin and chrome effect towel style radiator.

Outside

Front Garden

With wall, path, wrought iron gate, gravelled area and fencing.

Rear Garden

With gravelled area, path, decking area and timber fencing.

Garage

With garage via the tenfoot.

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 £300 inc VAT towards the preparation cost of the pack.

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.



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Welcome to

Wold Road, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 Bedroom Home In West Hull With Garage
- Kitchen/ Diner With Utility Room

Tenure: Freehold EPC Rating: C

guide price

£75,000



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Property Ref:
WBY110176 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property



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