



**Common Lane, Welton HU15 1PT**



**Welcome to**

**Common Lane, Welton**

Lovely, Traditional Semi-Detached Home In Welton with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Gardens, Off Street Parking & Garage! Book your viewing today!



## Entrance Hall

With double glazed door to the front, radiator, understairs cupboard and stairs to the First Floor.

## Lounge

12' 4" x 12' 9" ( 3.76m x 3.89m )

With double glazed window to the front, gas fire with stone effect surround, wall light points, television point and radiator.

## Dining Room

11' 3" x 9' 7" ( 3.43m x 2.92m )

With double glazed window to the rear, radiator and serving hatch.

## Kitchen

10' 8" x 8' 3" ( 3.25m x 2.51m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, double electric oven, cooker-hood, plumbing for an automatic washing machine, space for a fridge, space for a tumble dryer, radiator, double glazed window to the rear and double glazed door to the rear.

## First Floor

### Landing

With double glazed window to the side and loft hatch giving access to the boarded loft.

### Bedroom 1

10' 10" to front of wardrobes x 12' 9" ( 3.30m to front of wardrobes x 3.89m )

With double glazed window to the front, radiator and fitted wardrobes.

### Bedroom 2

10' 9" x 10' 10" to rear of wardrobes ( 3.28m x 3.30m to rear of wardrobes )

With double glazed window to the rear, radiator, airing cupboard and fitted wardrobes.

### Bedroom 3

9' 6" x 7' 9" to rear of wardrobes ( 2.90m x 2.36m to rear of wardrobes )

With double glazed window to the front, radiator and fitted wardrobes.

### Bathroom

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

## Outside

### Front Garden

With wrought iron gate, lawned area, hedging and resin driveway providing off street parking.

### Rear Garden

With lawned area, resin patio area, trees/shrubs, shed and greenhouse.

### Garage

16' 8" x 7' 6" ( 5.08m x 2.29m )

With double glazed window to the side, side access door, central heating boiler and up and over electronic door.

## Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

## 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

### Common Lane, Welton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Well Presented Throughout!
- 3 Bedroom Semi-Detached Home In Welton

Tenure: Freehold EPC Rating: D

guide price

# £240,000

### 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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Property Ref:  
WBY110121 - 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.

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