



Nunburnholme Park, Hull HU5 5YN

Welcome to

Nunburnholme Park, Hull

Beautifully Presented Extended Home in HU5 with - Entrance Hall, Lounge, Dining Room/Sun Room, Kitchen, Utility Room, Ground Floor Cloakroom, 3 Bedrooms, Family Bathroom, Gardens, Office/Gym & Off Street Parking! Call us now to book your viewing!



Entrance Hall

With double glazed door to the front, double glazed window to the side, radiator, coving to the ceiling and stairs to the First Floor.

Lounge

18' 8" into window x 11' 3" max (5.69m into window x 3.43m max)

With double glazed window to the front, gas fire with stone effect surround, wall light points, radiator, understairs cupboard and coving to the ceiling.

Dining Room

8' 5" x 14' (2.57m x 4.27m)

With 2 double glazed skylight windows, radiator, spot light points and double glazed french style doors with matching side screens leading to the Rear Garden.

Kitchen

9' 10" x 14' 5" (3.00m x 4.39m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a cooker, cooker-hood, plumbing for a dishwasher, radiator and spot light points.

Utility Room

4' 9" x 16' 9" (1.45m x 5.11m)

With a range of wall and base units, work surfaces, Belfast style sink, plumbing for an automatic washing machine, space for a dryer, radiator and double glazed door to the rear.

Cloakroom

With double glazed window to the front, low level wc, wash hand basin and radiator.

First Floor

Landing

With double glazed window to the side, storage cupboard, coving to the ceiling and loft access.

Bedroom 1

11' 4" to front of wardrobe x 8' 2" to rear of wardrobe (3.45m to front of wardrobe x 2.49m to rear of wardrobe)

With double glazed window to the front, radiator, coving to the ceiling and fitted wardrobe.

Bedroom 2

8' 11" to rear of wardrobe x 10' 9" (2.72m to rear of wardrobe x 3.28m)

With double glazed window to the rear, radiator and fitted wardrobe.

Bedroom 3

7' 5" x 6' (2.26m x 1.83m)

With double glazed window to the front and radiator.

Bathroom

Bathroom with bath with mains shower over, vanity wash hand basin, concealed cistern w/c, underfloor heating, chrome effect towel style radiator and double glazed window to the rear.

Outside

Front Garden

Front Garden with gravelled area, side access gate and driveway providing off street parking.

Rear Garden

Rear Garden with paved patio area, lawned area, flowed beds housing plants and flowers, trees and fenced surround.

Office/Storage

13' 9" x 7' 9" (4.19m x 2.36m)

With power, double glazed door to the side, double glazed window to the side and storage cupboard.

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.



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welcome to

Nunburnholme Park, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended, Beautifully Presented 3 Bedroom Home - Over 1011 Square Feet
- Modern Open Plan Kitchen/Dining/Sun Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£185,000

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:
WBY111069 - 0006

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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