



**Kingston Road, Willerby HU10 6PX**

**Welcome to**

## **Kingston Road, Willerby**

Fantastic Project Home On Kingston Road with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Conservatory, Ground Floor Cloakroom & Family Bathroom, 3 Bedrooms, Gardens & Off Street Parking! Book your viewing today!



## Entrance Hall

With double glazed door to the front with matching side screens and stairs to the First Floor.

## Cloakroom

With low level wc.

## Lounge

16' into bay x 12' ( 4.88m into bay x 3.66m )

With double glazed bay window to the front, storage heater and coving to the ceiling.

## Dining Room

12' x 14' 8" ( 3.66m x 4.47m )

With double glazed window to the rear, feature fireplace, picture rail, storage heater and coving to the ceiling.

## Kitchen

7' 9" x 12' 5" ( 2.36m x 3.78m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, plumbing for an automatic washing machine, storage heater, double glazed window to the side, double glazed window to the rear and door leading to the Conservatory.

## Conservatory

6' 4" x 18' 4" ( 1.93m x 5.59m )

With double glazed windows to the side and rear and double glazed french style doors leading to the Rear Garden.

## First Floor

### Landing

With double glazed window to the side.

### Bedroom 1

11' 5" x 15' 7" into bay ( 3.48m x 4.75m into bay )

With double glazed bay window to the front and storage heater.

### Bedroom 2

12' 6" x 11' 4" max ( 3.81m x 3.45m max )

With double glazed window to the rear and built in wardrobe.

### Bedroom 3

8' 6" x 10' 3" max ( 2.59m x 3.12m max )

With double glazed oriel window to the rear and storage heater.

### Bathroom

Bathroom with bath, shower cubicle, low level wc, wash hand basin, electric heater and double glazed oriel window to the front.

## Outside

### Front Garden

With wrought iron gates, wall, path, plants and shrubs and wrought iron gates leading to the driveway providing off street parking.

### Rear Garden

With lawned area, trees, wall, paved area, fenced surround, shed and greenhouse.

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

## 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

### Kingston Road, Willerby

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Bedroom Home On Kingston Road
- Lounge, Dining Room & Conservatory

Tenure: Freehold EPC Rating: F

Council Tax Band: D

guide price

**£165,000**



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#### Directions to this property:

See below map for property location, for more information on the local area please contact your local residential sales team on: 01482 653111.



Please note the marker reflects the postcode not the actual property



Property Ref:  
WBY111248 - 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



**01482 653111**



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



**williamhbrown.co.uk**