



Bristol Road, Hull HU5 5XH

Welcome to

Bristol Road, Hull

Beautifully Presented, Extended Home On Bristol Road with - Entrance Porch, Lounge, Dining Room, Fitted Kitchen, 2 Bedrooms, Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Garage! This home has everything you might be looking for! View Today!



Entrance Porch

With double glazed door to the front, radiator and double glazed window to the side.

Lounge

17' 2" into bow x 14' max (5.23m into bow x 4.27m max)
With double glazed bow window to the front, feature fireplace, radiator, wall light points, decorative ceiling rose and coving to the ceiling.

Dining Room

13' 6" x 10' 9" (4.11m x 3.28m)
With double glazed window to the side and radiator.

Cloakroom

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

Kitchen

7' 8" x 10' 6" (2.34m x 3.20m)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, integrated dishwasher, space for a fridge, kickboard heater and double glazed window to the side.

First Floor

Landing

With double glazed window to the rear.

Bedroom 1

10' 4" x 12' 3" to rear of wardrobes (3.15m x 3.73m to rear of wardrobes)
With 2 double glazed windows to the front, radiator, wall light points, coving to the ceiling and fitted wardrobes.

Bedroom 2

10' 7" to rear of wardrobes x 13' 2" (3.23m to rear of wardrobes x 4.01m)
With double glazed window to the rear, wall light points, cupboard housing central heating boiler and fitted wardrobes.

Bathroom

Bathroom with corner bath, shower cubicle, vanity wash hand basin, low level wc and radiator.

Outside

Front Garden

With wall, wrought iron gates and block paved area providing off street parking.

Rear Garden

With paved patio area, wall, flower beds housing plants and shrubs, rear access gate and timber fencing.

Garage

9' 8" x 16' 9" (2.95m x 5.11m)
Garage with power, double glazed windows to the side and rear, plumbing for an automatic washing machine and up and over door.

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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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended 2 Bedroom Home On Bristol Road
- Off Street Parking & Garage

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1938. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000

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:
WBY111231 - 0009

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.



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