

LEONARDS

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By Public Auction

41 Main Street, Swanland, North Ferriby, HU14 3QP

- For Sale By Public Auction
- Brantingham Park - HU15 1HX
- Two Bedroom Mid Terrace Cottage Style House
- Small Entrance Lobby with Stairs off
- Two First Floor Bedrooms and Bathroom
- Wednesday 19th June 2024
- Registration from 6:00pm to start at 6:30pm
- Requires Updating and Improvements Throughout
- Lounge and Dining Room with Kitchen off
- Garden Areas to Front and Rear

Auction Guide £70,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

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59 Welton Road, Brough, East Yorkshire HU15 1AB

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41 Main Street, Swanland, North Ferriby, HU14 3QP

FOR SALE by PUBLIC AUCTION - 19th June 2024 - To be held at Hull Ionians RUFC - BRANTINGHAM PARK - Brantingham Road, Elloughton, HU15 1HX - Registration from 6:00pm - Auction to commence from 6:30pm - FOR FURTHER DETAILS AND TO REGISTER YOUR INTEREST PLEASE CONTACT LEONARDS on 01482 375212 Guide Price £70,000.

Two bedroom mid terrace cottage style house. The property requires a scheme of improvements and updating throughout. The accommodation comprises:- Small entrance lobby with stairs off, lounge, dining room, kitchen, first floor with two bedrooms and bathroom. Front and rear garden areas. Viewing via Leonards please.

Location

Situated in this highly desirable West Hull location. The village is particularly convenient for access onto the nearby A63 connecting to the national motorway, the village offers a range of services and facilities including convenience store, primary school, doctors surgery and chemist, together with a public house.

Entrance Lobby

Main front entrance door (damaged and requires attention) provides access into the property. Stairs lead off to the first floor accommodation and access into:

Lounge

12'3" to back of cb x 13'0" (3.757m to back of cb x 3.970m)
Window to the front elevation, tiled fireplace and under stairs cupboard.

Dining Room

13'10" to cb x 10'7" (4.232m to cb x 3.231m)
Window to the rear elevation, tiled fireplace and cupboards to one side of the chimney breast.

Kitchen

4'2" x 9'4" (1.292m x 2.860m)
Sink unit (requires a refit) and window with side entrance door.

First Floor Landing

Access to rooms off.

Bedroom One

12'5" to back of cb x 11'10" (3.806m to back of cb x 3.626m)
Window to the front elevation and built in cupboards.

Bedroom Two

8'1" to back of cb x 11'10" (2.468m to back of cb x 3.619m)
Window to the rear elevation.

Bathroom

7'0" x 8'11" max (2.141m x 2.719m max)
Bath, basin and WC (requires a refit). Broken/boarded up window to the rear and cylinder tank.

Outside

The property stands elevated from the main road with shared steps leading up the front entrance door. There is side pedestrian access from the neighbouring property (number 37) via right of way across the rear of the neighbouring properties to the rear garden areas. *Please be advised that this will be confirmed in the legal pack as at this stage we have not seen these details and this information is to be confirmed by solicitors. The rear garden is overgrown and requires attention.

Auction Buyers Fees

Auction Buyers Fees - In addition to any possible vendor solicitor costs and searches, the purchaser will be responsible for the payment of a combined buyers premium and auction administration charge of £825 (£687.50 + VAT). For further clarification, please contact the auctioneers.

Energy Performance Certificate

The current energy rating on the property is G (5).



Public Auction

The property is offered for sale By Public Auction. The property will be sold subject to the Contract and Conditions of Sale in the auction pack & any supplementary Special Conditions of Sale, which will be available as part of the auction pack and will be available for inspection 7 days prior to the date of auction at the solicitors and auctioneers offices. Intending purchasers are advised to make any enquiries relating to these contracts and conditions of sale prior to the date of auction as it is not intended to have these read out at the sale.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number SWA057041000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Registering & Buying At Leonards Auctions

Registering & Buying At Leonards Auctions - All prospective purchasers MUST PRE REGISTER at our office on HOLDERNESS ROAD before 12:00 noon of the auction date by providing TWO FORMS OF PROOF OF IDENTITY (NAME & ADDRESS) to be able to register to bid on the night of the auction. (Two buyers etc - two forms of ID each.) DEBIT CARD, CONFIRMED INTERNET BANK TRANSFER OR CHEQUE WILL BE ACCEPTED FOR PAYMENT OF THE DEPOSIT AND ANY ASSOCIATED FEES ON THE DAY OF THE AUCTION. Please call 01482 375212 for further information.

Solicitors

Williamsons, 45 Lowgate, Hull, HU1 1EN
Tel: (01482) 323697
Samantha Pollard - acting

Services

The mains services of water and electric are connected. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is unregistered.

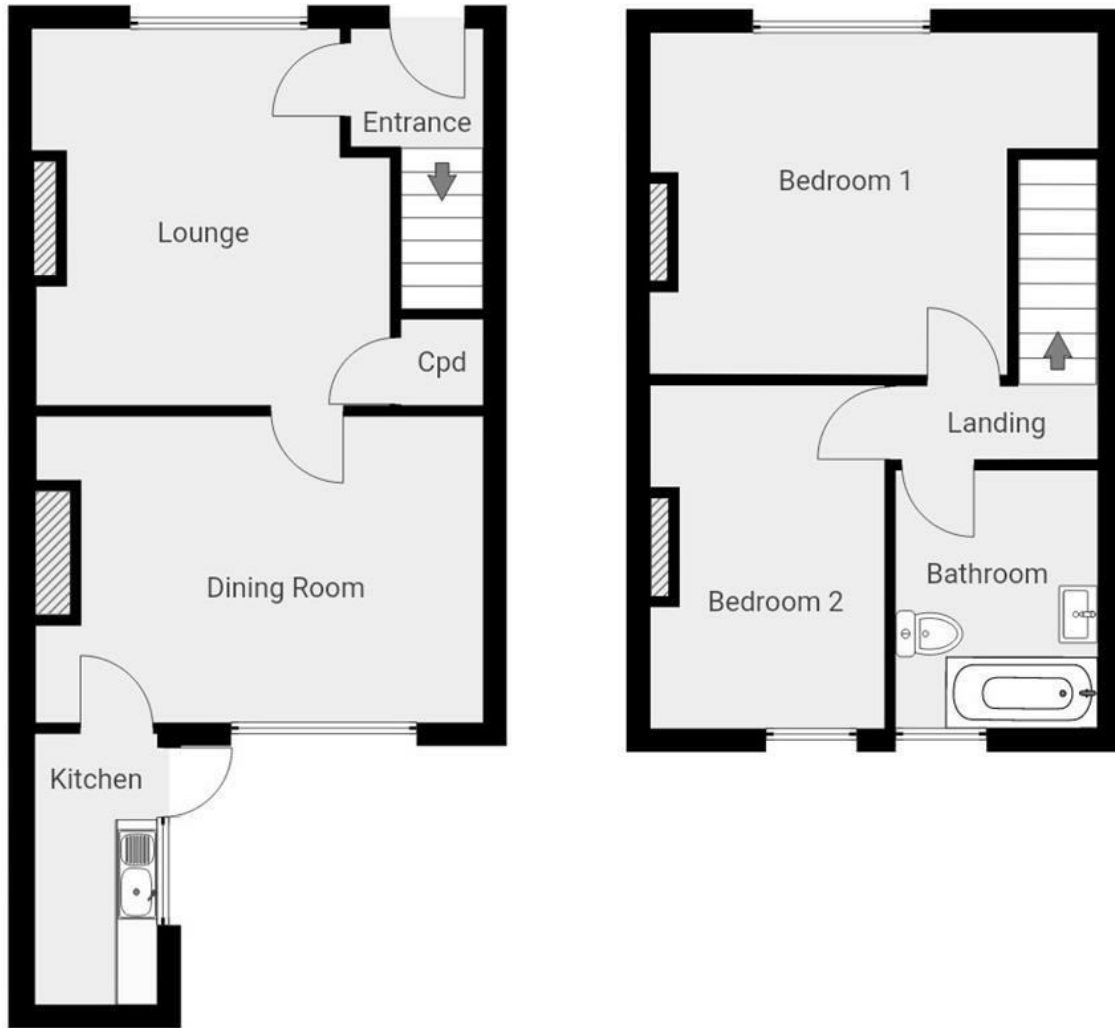
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Auction Appraisal

Property renovation, plot of land, tenanted investment, looking to achieve a quick sale at full value, have you ever thought about auction? Why not contact Leonards and speak with one of our auction team for advice or a free no obligation auction appraisal, we hold regular property auction sales throughout the year.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E			
(21-38) F		5	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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