



By Public Auction

29 Maytree Avenue, Hull, HU8 8PP

- For Sale By Public Auction
- Brantingham Park - HU15 1HX
- Three Bedroom Semi Detached House
- Requires Improvements and Updating Throughout
- Three Bedrooms and Bathroom
- Wednesday 19th June 2024
- Registration from 6:00pm to start at 6:30pm
- Located in the Garden Village area of Hull
- Lounge Diner with Kitchen and GF WC
- Pleasant Rear Garden with Parking and Garage

Auction Guide £170,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

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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 £170,000 - £180,000.

Three bedroom semi detached house, located in the poplar Garden Village area of Hull. A great opportunity to improve this delightful home which comprises:- Entrance porch, hallway, lounge and dining areas, kitchen, scullery, cloakroom/WC, first floor, three bedrooms and a bathroom. There are garden areas to the front and rear with off road parking and garage access from the rear ten foot. Gas fired central heating system and part double glazing. Viewing via Leonards please.

Location

The property is located in the popular area of Garden Village, East Hull. It is between James Reckitt Avenue and Holderness Road, with easy access into the City Centre. Holderness Road offers a wide variety of shops, amenities, sports facilities and East Park.

Entrance Porch

Main front entrance door provides access into the entrance porch. Inner part single glazed door leads into:

Hallway

Stairs lead off to the first floor accommodation, radiator, meter cupboard and access into ground floor rooms off.

Lounge Area

11'7" to back of cb x 10'11" + bay (3.543m to back of cb x 3.348m + bay)

Bay window to the front elevation, fireplace with coal effect gas fire (not tested), radiator and square arch leads into:

Dining Area

11'7" to back of cb x 14'0" (3.534m to back of cb x 4.270m)

Window to the rear elevation and radiator.

Kitchen

11'6" x 10'0" (3.509m x 3.070m)

Containing a range of base and wall units, work surfaces with single drainer sink unit. Space for appliances, window to the side elevation and radiator. Pantry cupboard off.

Scullery

9'10" x 10'1" includes wc (3.019m x 3.081m includes wc)

Windows to the side and rear elevations, access to roof void and Ideal gas fired central heating boiler (not tested). Storage cupboards and side entrance door.

GF WC

WC and window to the rear elevation.

First Floor Landing

Store cupboard.

Bedroom One

9'3" to wardrobes x 11'0" + bay (2.827m to wardrobes x 3.363m + bay)

Bay window to the front elevation, radiator and range of wardrobes.

Bedroom Two

11'5" x 10'0" to back of wardrobes (3.494m x 3.066m to back of wardrobes)

Window to the side elevation, wardrobes and access to roof void.

Bedroom Three

5'7" x 14'0" (1.716m x 4.292m)

Window to the rear elevation and radiator. Access to roof void.

Bathroom

4'4" x 10'0" (1.328m x 3.067m)

Suite of bath with mains shower attachment to the taps, wash hand basin and WC. Window to the rear elevation and radiator.

Outside

The property occupies a pleasant garden plot position and has grassed areas to the front and rear. Side pedestrian access leads from the front to the rear garden area. To the rear there is off road parking and access to the rear ten foot and single garage.



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Garage

8'10" x 17'9" (2.694m x 5.415m)

Front access door, light, power and side personal door.

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 D (61).

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 00190250002902. 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 procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas 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>

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

Tenure

The tenure of this property is unregistered.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Auction Appraisal

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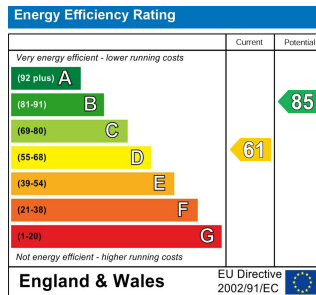
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