

LEONARDS

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By Public Auction

108 Estcourt Street, Hull, HU9 2RS

- For Sale By Public Auction
- Brantingham Park - HU15 1HX
- Ideally Suited to the Investment Buyer
- Located off Newbridge Road
- Lounge, Kitchen and Ground Floor Bathroom
- Wednesday 18th September 2024
- Registration from 6:00pm to start at 6:30pm
- Two Bedroom End Terrace House
- Close to Amenities and Schooling
- Two First Floor Bedrooms

Auction Guide £50,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

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

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

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108 Estcourt Street, Hull, HU9 2RS

FOR SALE by PUBLIC AUCTION - 18th September 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 £50,000.

Two bedroom end terrace house, ideally suited to the investment buyer, the property is well placed for local schooling and amenities nearby. The accommodation comprises:- Entrance into lounge, kitchen, rear lobby and a ground floor bathroom. On the first floor can be found the two bedrooms. Rear yard area. Gas fired central heating system and double glazing. Viewing via Leonards please.

Location

Located off New Bridge Road, the property is within a short commute of Asda supermarket at Mount Pleasant. Local amenities and schooling are nearby.

Entrance into Lounge

13'1" x 12'3" (4.009m x 3.737m)

Main front entrance door provides access into the property. Window to the front elevation and radiator.

Kitchen

10'6" x 9'1" (3.217m x 2.785m)

Containing base and wall units, work surfaces with single drainer sink unit. Space for appliances, window to the rear elevation and stairs off to the first floor accommodation.

Rear Lobby

Side entrance door, gas fired central heating boiler and access into:

Ground Floor Bathroom

6'5" x 6'6" (1.980m x 1.991m)

Suite of bath, wash hand basin and WC. Window to the side elevation, part tiled walls and radiator.

First Floor

Access to rooms off.

Bedroom One

12'0" x 12'3" (3.658m x 3.741m)

Window to the front elevation and radiator.

Bedroom Two

10'3" x 9'2" (3.146m x 2.803m)

Window to the rear elevation and radiator.

Outside

There is a small rear yard area.

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 E (50).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



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 A for Council Tax purposes. Local Authority Reference Number 00220266010803. 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).

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.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have not been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solicitors

Brewer Wallace, 7 Land of Green Ginger, Hull, HU1 2ED
Tel: (01482) 221130
Dennis Brewer - acting

Viewings

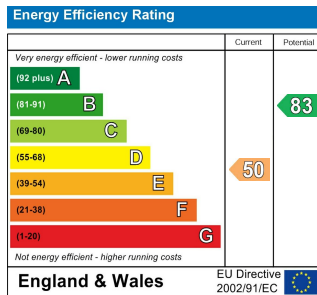
Strictly through the sole agents Leonards 01482 375212/01482 330777

Tenure

The tenure of this property is Freehold.

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.



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. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.