

# Whitakers

Estate Agents



359 Hessle Road

, Hull, HU3 4EJ

By Auction £40,000



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## Auction Terms

For sale by Modern Method of Auction; Starting Bid Price £55,000 plus Reservation Fee.

### Auctioneer Comments:

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

This property is for sale by the Yorkshire Property Auction powered by iam-sold Ltd

## Accommodation Comprises

Commercial unit currently being used as a Barbers achieving £80.00pcw. To the first floor is a three bed roomed apartment (vacant). The property is situated on Hessle Road offering a variety of amenities and transport links to and from the city centre. In easy reach of the, A63.

## Commercial Unit

Comprising a ground floor retail premises currently used and let as a Barber's shop.

## Sales Area

17'0" x 14'9" max (5.20m x 4.50m max)

Aluminium shop front and entrance door, roller shutters.

## Preparation Area

14'9" x 11'11" max (4.50 x 3.64 max)

Sink unit.

## Storage Room

20'6" x 9'10" max (6.26 x 3.00 max)

Sink unit.

## WC

Single WC.

## Living Accommodation Comprises

A three bedroom apartment in need of refurbishing.

## Entrance Hall

Access to the rear of the property via a metal staircase and a Uprvc double glazed entrance door.

## Inner hall

Staircase to the landing off.



### Lounge

16'2" x 15'3" (4.95 x 4.65)

Upvc double glazed window, gas central heating radiator.

### Kitchen

11'2" x 10'1" (3.41 x 3.08)

Upvc double glazed window, sink unit.

### Bathroom

Upvc double glazed window, partially tiled and fitted with a three piece suite comprising panelled bath, pedestal wash basin and a low flush WC.

### Bedroom 1

11'9"x 9'9" (3.60x 2.98)

Upvc double glazed window.

### Second Floor Landing

Leads to

### Bedroom 2

15'2" x 11'11" (4.64 x 3.65)

Single glazed window.

### Bedroom 3

9'10" x 9'9" (3.00 x 2.98)

Upvc double glazed window.

### Freehold

Freehold with vacant possession of the upper floors.

### Additional Information

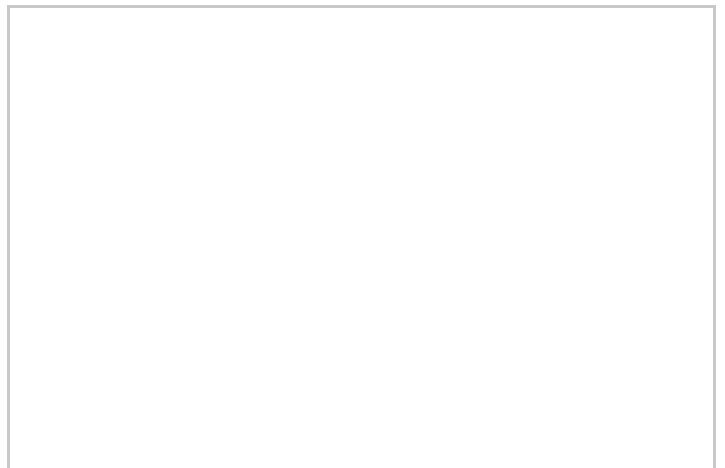
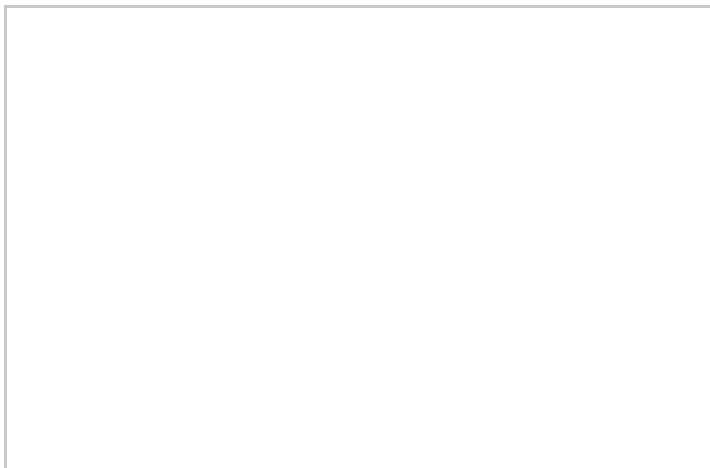
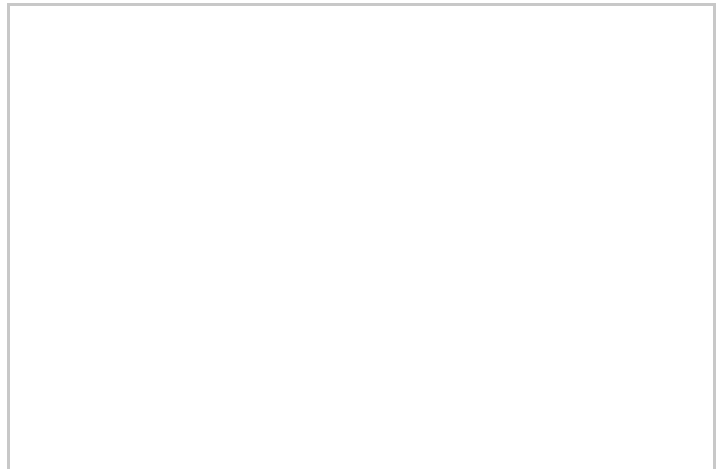
#### Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Disclaimer

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.



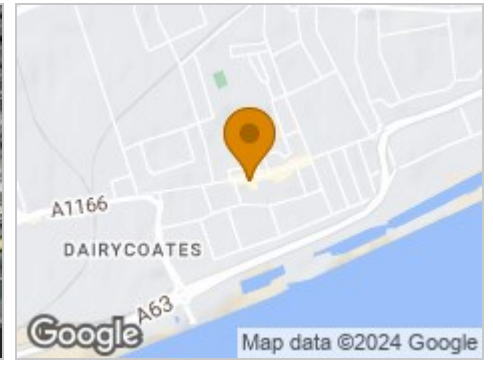
## Road Map



## Hybrid Map



## Terrain Map



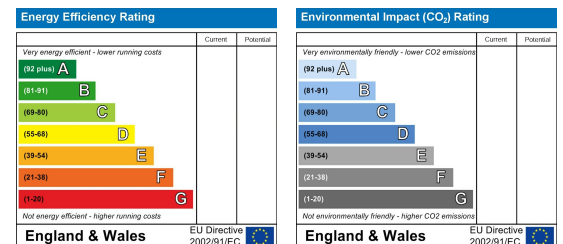
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.