



## 1 The Avenue Hampshire Street

, Hull, HU4 6QA

Guide price £40,000



An ideal opportunity for a developer/investor, owner occupier or DIY enthusiast to purchase this well-proportioned, two bedroom, bay-fronted terraced property, located just off Hesse Road, Hull.

In need of some refurbishment throughout, the property benefits from gas central heating and UPVC double glazing throughout and briefly comprises; to the ground floor, entrance porch to the front, through lounge/ diner, kitchen to the rear, along with utility area and modern shower room.

To the first floor there are two bedrooms, with fitted wardrobes to the main bedroom to the front.

Externally, the property has a low maintenance, paved garden area to the front and to the rear is a courtyard with gated access onto the 'ten-foot' beyond.

The Avenue is a pedestrianised street, located just off Hampshire Street, which is turn is just off Hesse Road and ideally placed for access to range of amenities, including shops, schools, regular transport in to Hull City Centre and easy access onto the A63 and wider motorway network.



#### Ground Floor:

##### Porch

Entry to the front via UPVC double glazed door.

Lounge/Diner 21'5" x 12'1" (max) (6.53m x 3.69m (max))

With UPVC double glazed bay window to the front, lounge area with carpet flooring, gas fireplace and radiator. Dining area with Fixed staircase to first floor level, under stairs storage cupboard, vinyl flooring and radiator.

Kitchen 8'6" x 6'5" (2.61m x 1.96m)

With UPVC double glazed window and door to the rear. Fitted with a range of base and wall mounted units, laminated work surfaces, tiling to splashback areas, inset stainless steel sink and free standing cooker. Opening into:

Utility Area 4'5" x 3'10" (1.36m x 1.17m)

Fitted with matching base and wall mounted units, laminated worksurfaces and tiling, space for automatic washing machine.

Shower Room 4'3" x 4'2" (1.30m x 1.28m)

With UPVC double glazed window to the rear. Fitted with a modern three-piece suite in white, comprising, enclosed shower cubicle, sink set upon vanity unit with storage cupboard below and low level WC. With full tiling to the walls and heated towel radiator.

#### First Floor:

Main Bedroom 12'1" x 10'11" (3.69m x 3.35m)

A generous double bedroom with UPVC double glazed bay window to the front, fitted wardrobes for storage, carpet flooring and radiator.

Bedroom Two 10'1" x 9'4" (3.08m x 2.86m)

A second double bedroom to the rear with UPVC double glazed window, cupboard housing gas boiler, carpet flooring and radiator.

#### External

To the front is a low maintenance paved garden, perfect for outdoor seating. The rear has a courtyard with gated access to the 'ten-foot' beyond.

#### EPC

C - 73

#### Services

The property is connected to mains gas, electricity, water and drainage. None of the services or installations have been tested.

#### Joint Agents

Auction House, Hull & East Yorkshire, 56 Market Place, Drifffield, YO25 6AW, TEL:

#### Viewing

Strictly by appointment with the Auctioneers on or the Joint Agents Riverside Property.

#### Tenure

Freehold with vacant possession.

#### Council Tax

Council Tax is payable to Hull City Council. The house is shown in the Council Tax Property Bandings List in Valuation Band A.

#### Method Of Sale

The property will be offered for sale by online traditional auction with bidding commencing at 12 noon on Monday, 27th July 2026 and closing on Wednesday, 29th July 2026 at 1.00pm. For further legal information relating to this lot, please log on to [auctionhouse.co.uk/hullandeastyorkshire](http://auctionhouse.co.uk/hullandeastyorkshire)

#### Conditions Of Sale

The property will be sold subject to conditions of sale, copies of which will be available for inspection at the auctioneer's offices, with the solicitors and on-line at [auctionhouse.co.uk/hullandeastyorkshire](http://auctionhouse.co.uk/hullandeastyorkshire) prior to the date of the auction.

#### Additional Fees

The purchaser will be required to pay an administration charge of 0.3% inc. VAT, subject to a minimum of £900 (£750 plus VAT) and a buyer's premium of £900 (£750 + VAT) in addition to the purchase price of the property.

#### Guide Price

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

#### Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

#### Solicitors

Hammers Solicitors, 5 Earls Court, Hull, East Yorkshire, HU4 7DY. Ref: Danielle Lewis. Tel:

#### Online Bidding

If you want to bid on this property, copy and paste the link below into your URL bar or into a Google search and it will take you to a video that explains the process: [youtube.com/watch?v=lmXr4HXR36c](https://www.youtube.com/watch?v=lmXr4HXR36c)

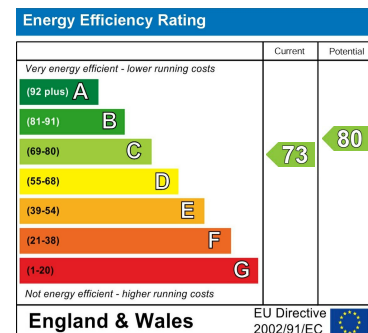
## Area Map



## Floor Plans



## 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.

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