



**Glencoe Street, HULL HU3 6HS**

**welcome to**

**Glencoe Street, HULL**

A three bedroom mid terrace property offering fantastic investment potential, ideally located close to local amenities. Featuring a spacious layout, upstairs family bathroom, and a small rear garden, this home presents a great opportunity for buyers looking to refurbish and add value.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

With a door to the front leading into the property, stairs leading to the upper floor and access to the lounge area.

## Open Lounge/ Dining Area

24' 8" x 13' 10" ( 7.52m x 4.22m )

A large open place lounge dining area with two radiators, an electric heater, a feature fireplace and double glazed windows to the front and rear.

## Kitchen

13' x 9' ( 3.96m x 2.74m )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a stainless steel sink and drainer unit, plumbing for a washing machine, space for a dryer, space for a cooker, space for a fridge freezer, a boiler unit and a double glazed window to the side.

## Day Room

6' 7" x 9' 1" ( 2.01m x 2.77m )

Additional space with a double glazed window to the side and double glazed patio doors leading to the rear garden.

## Bedroom 1

12' 9" x 12' 8" ( 3.89m x 3.86m )

With fitted wardrobes and drawers, a radiator and a double glazed bay window to the front.

## Bedroom 2

11' 6" x 8' 8" ( 3.51m x 2.64m )

With a double glazed window to the rear.

## Bedroom 3

13' 5" x 9' 1" ( 4.09m x 2.77m )

With a double glazed window to the rear.

## Bathroom

With a W/C, a wash hand basin, a bath, a radiator and a double glazed window to the side.

## Front Garden

With a path to the door, a brick wall, a wrought iron fence and a shared gate to the side leading to the shared alley.

## Rear Garden

With a paved area, raised flower beds, a raised pond, a shed and a brick wall.



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## Glencoe Street, HULL

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- IDEAL INVESTMENT OPPORTUNITY
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

guide price

**£75,000**



### directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120578 - 0002

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