



Flat 1 Coltman Street, Hull HU3 2SF

welcome to

Flat 1 Coltman Street, Hull

Recently modernised one bedroom flat offering bright and comfortable accommodation, with on street parking and a convenient location close to a range of local amenities, shops, and transport links. Ideal for professionals or singles seeking a move in ready home.



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.

Lounge

14' x 12' 3" (4.27m x 3.73m)

With a radiator and a double glazed bay window to the front.

Kitchen

7' 3" x 5' 1" (2.21m x 1.55m)

Housing a fitted kitchen with a range of wall and base units, complementing work surfaces, a stainless steel sink and drainer unit, an integrated electric oven, an integrated electric hob, a cooker hood and plumbing for a washing machine.

Bedroom 1

12' 7" x 10' 5" (3.84m x 3.17m)

With a electric radiator and a double glazed window to the rear.

Bathroom

With a W/C, a vanity wash hand basin, a bath with mixer tap, a radiator and a boiler unit.

Front Garden

With a wrought iron fence and gate and a storage area for bins.



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Flat 1 Coltman Street, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Recently modernised throughout
- One spacious double bedroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1170.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£45,000

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:
NEA120755 - 0002

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william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk