

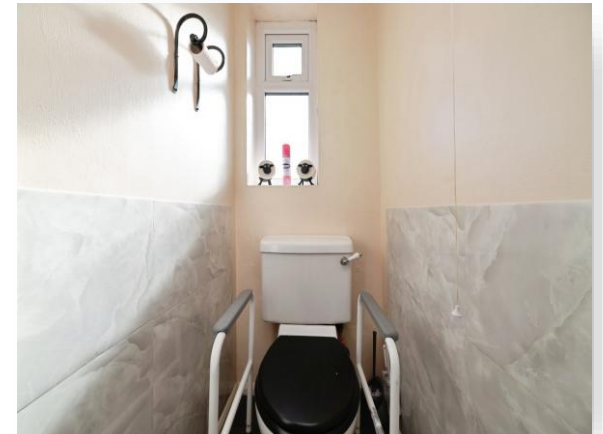


**Queens Close, Cottingham HU16 4ER**

**Welcome to**

**Queens Close, Cottingham**

Lovely Home In Cottingham with - Entrance Porch, Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Shower Room & Separate WC, Gardens & Parking To The Rear! Book your viewing today!



## Entrance Porch

With double glazed door to the front with matching side screen.

## Entrance Hall

With double glazed patio style doors to the front, radiator, understairs cupboard and stairs to the First Floor.

## Lounge

With double glazed bay window to the front, electric fire, radiator, television point and coving to the ceiling.

## Dining Room

With double glazed window to the rear, radiator and wall light points.

## Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, cooker-hood, plumbing for an automatic washing machine, double glazed windows to the side and rear and double glazed door to the rear.

## First Floor

### Landing

With double glazed window to the side.

### Bedroom 1

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

### Bedroom 2

With double glazed window to the rear and radiator.

### Bedroom 3

With double glazed window to the front, radiator and built in cupboard.

### Shower Room

Shower Room with shower cubicle, wash hand basin, radiator and double glazed window to the rear.

### Separate W/C

With double glazed window to the side and low level wc.

## Outside

### Front Garden

With gate, fencing and shrubs.

### Rear Garden

With paved patio area, lawned area, trees and shrubs, fencing, shed and a hardstanding used for parking which is accessed via the tenfoot.

## 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.



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## Welcome to

### Queens Close, Cottingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Bedroom Home In Cottingham
- Open Plan Lounge & Dining Room

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£150,000**

### Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY111622 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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