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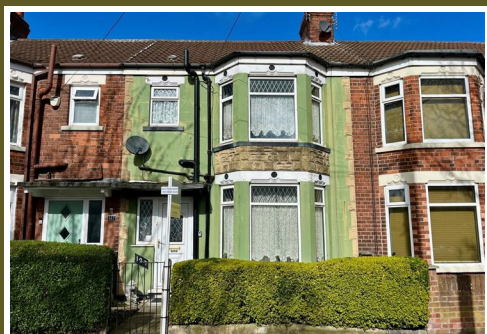


## By Public Auction

**129 Southcoates Lane, Hull, HU9 3AU**

- For Sale By Public Auction
- Brantingham Park - HU15 1HX
- Three Bedroom Mid Terrace House
- Entrance Hall with Stairs off
- Three Bedrooms and Bathroom
- Wednesday 13th May 2026
- Registration from 6:00pm to start at 6:30pm
- Requires Updating and Improvements Throughout
- Lounge and Dining Room
- Garden Areas and Garage

**Auction Guide £80,000**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

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# 129 Southcoates Lane, Hull, HU9 3AU

\*FOR SALE by PUBLIC AUCTION - 13th May 2026 - To be held at Hull Ionians RUFC - BRANTINGHAM PARK - Brantingham Road, Elloughton, HU15 1HX - Registration from 6:00pm - Auction to commence from 6:30pm - FOR FURTHER DETAILS AND TO REGISTER YOUR INTEREST PLEASE CONTACT LEONARDS on 01482 375212\* Guide Price £80,000.

Three bedroom mid terrace house, requiring a scheme of updating and improvements throughout. The accommodation comprises:- Entrance hall with stairs off, lounge and dining room, kitchen, first floor landing, three bedrooms and bathroom. Front and rear garden areas with garage. The property is SOLD AS SEEN. Viewing via Leonards.

## Location

The property is located on Southcoates Lane off Holderness Road which has numerous amenities, shops, and local bus routes. There are also local schools nearby, East Park is a short walk away, and Woodford Leisure Centre is a five minute drive.

## Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Under stairs meter cupboard. Cloaks cupboard. Electric heater (not tested).

## Lounge

11'6" to back of cb x 11'1" + bay (3.509m to back of cb x 3.394m + bay)

Bay window to the front elevation. Fire surround with coal effect gas fire (not tested). Access into:

## Dining Room

13'11" to back of cb x 11'2" (4.260m to back of cb x 3.424m)

Window to the rear elevation. Fire surround with electric stove style fire (not tested). Store cupboard off. Access down into:

## Kitchen

8'10" x 10'4" (2.705m x 3.155m)

Containing a range of base and wall units. Work surfaces with sink unit. Appliances (all not tested).

## First Floor Landing

Access to roof void.

## Bedroom One

11'7" to back of cb x 11'3" + bay (3.537m to back of cb x 3.432m + bay)

Bay window to the front elevation. Small cupboard.

## Bedroom Two

8'6" to back of cb x 11'2" (2.595m to back of cb x 3.418m)

Window to the rear elevation. Cylinder cupboard with tank (not tested).

## Bedroom Three

8'6" x 8'4" (2.605m x 2.552m)

Window to the rear elevation.

## Bathroom

5'1" x 5'9" (1.561m x 1.773m)

Containing a suite of bath with shower attachment to the taps, wash hand basin and WC. Window to the front elevation. Part tiled walls. Sliding door.

## Outside

Front and rear garden areas. Rear access from the ten foot.

## Garage

9'0" x 15'11" (2.768m x 4.861m)

## Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.



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### Auction Buyers Fees

Auction Buyers Fees - In addition to any possible vendor solicitor costs and searches, the purchaser will be responsible for the payment of a combined buyers premium and auction administration charge of £975 (£812.50 + VAT). For further clarification, please contact the auctioneers.

### Energy Performance Certificate

The current energy rating on the property is pending.

### Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### Public Auction

The property is offered for sale By Public Auction. The property will be sold subject to the Contract and Conditions of Sale in the auction pack & any supplementary Special Conditions of Sale, which will be available as part of the auction pack and will be available for inspection 7 days prior to the date of auction at the solicitors and auctioneers offices. Intending purchasers are advised to make any enquiries relating to these contracts and conditions of sale prior to the date of auction as it is not intended to have these read out at the sale.

### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuracy fee they receive.

### Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested. The property is SOLD AS SEEN.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Solicitors

Burstalls Solicitors, 24 Marina Court, Castle Street, Hull, HU1 1TJ  
Tel: (01482) 621800  
Emma Dixon - acting

### Tenure

The tenure of this property is believed to be freehold but currently has unregistered title at the land registry.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### Auction Appraisal

Property renovation, plot of land, tenanted investment, looking to achieve a quick sale at full value, have you ever thought about auction? Why not contact Leonards and speak with one of our auction team for advice or a free no obligation auction appraisal, we hold regular property auction sales throughout the year.

### Purchaser Outgoings


From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number 00230107012905. Prospective buyers should check this information before making any commitment to take up a purchase of the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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