



**21st Avenue, HULL HU6 8DL**

**welcome to**

**21st Avenue, HULL**

This two bedroom house is perfect for investors and first time buyers, the property benefits from being sold chain free.



## 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, access to the ground floor W/C and access to the kitchen and lounge.

## Open Plan Kitchen/ Lounge

24' 11" x 11' 5" ( 7.59m x 3.48m )

Housing a fitted kitchen with a range base units, work surfaces, a sink and drainer unit, space for a cooker, space for a fridge freezer, plumbing for a washing machine, two radiators, a double glazed bay window to the front and a double glazed window to the rear.

## Utility Room

5' 11" x 5' 1" ( 1.80m x 1.55m )

With a work surface, wall units and space for a dryer.

## Ground Floor Office Space

9' 2" x 6' 9" ( 2.79m x 2.06m )

An additional room attached to the garage and back porch which has the potential to be a office space.

## Back Porch

5' 11" x 3' 10" ( 1.80m x 1.17m )

With a door leading to the rear garden

## Ground Floor Wc

With a W/C and a wash hand basin.

## Bedroom 1

14' 4" x 9' 11" ( 4.37m x 3.02m )

With a storage cupboard, a radiator and a double glazed window to the front.

## Bedroom 2

11' 7" x 9' 1" ( 3.53m x 2.77m )

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

## Bathroom

With a W/C, a vanity wash hand basin, a bath with shower over, a radiator and a double glazed window to the rear.

## Loft Space

A loft space with the potential to be turned into an additional room

## Front Garden

With a brick path to the front door, a lawned area, a wrought iron fence, and a gate leading to the rear garden.

## Rear Garden

With a gravel area, a blocked paved area, access to the garage and a wooden fence.

## Garage

Providing off road parking or additional storage space.



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## 21st Avenue, HULL

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CHAIN FREE
- TWO BEDROOM HOUSE

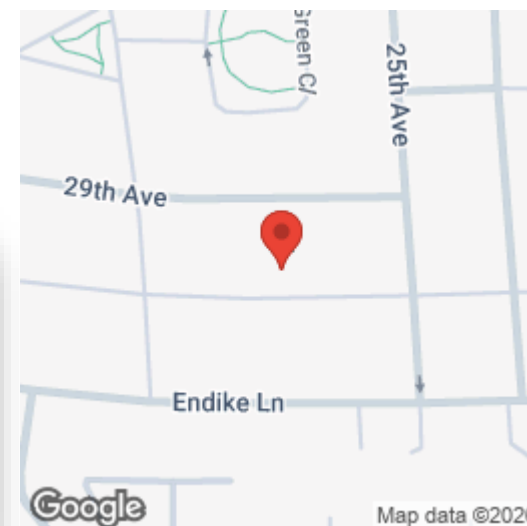
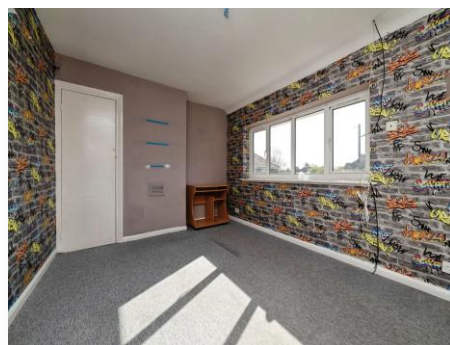
Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£70,000**

### directions to this property:

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120568 - 0004

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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.



william h brown



**01482 447748**



[NewlandAvenue@williamhbrown.co.uk](mailto:NewlandAvenue@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)