Riverside



2 Reed Street

, Hull, HU2 8BL

Guide price £40,000

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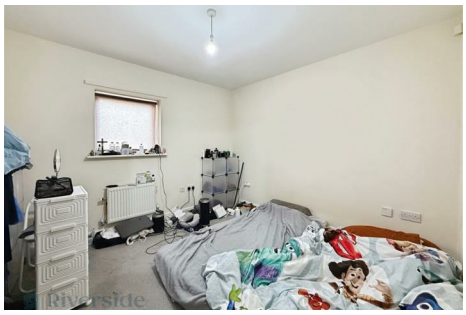


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Communal Entrance
Secure entrance via communal door with intercom system

Hallway
Access via solid door into private hallway with access to all rooms and a large storage cupboard.

Lounge/ Kitchen
18'1" x 14'0" max (5.53m x 4.28m max)
With double glazed window to the front with carpet flooring and radiator to living area. Kitchen fitted with a range of base and wall mounted units, inset stainless steel sink, inset four-ring electric hob with extractor over and built in oven below.

Bedroom One
10'10" x 9'10" (3.31m x 3.01m)
A generous double bedroom with double glazed window, carpet flooring and radiator.

Bedroom Two
8'10" x 7'8" (2.71m x 2.34m)
With double glazed window to the front, carpet flooring and radiator.

Bathroom
8'4" x 4'5" (2.55m x 1.35m)
Fitted with a three-piece suite in white, comprising panelled bath with shower over, pedestal sink unit and low level WC. With heated towel rail and tiling to splashback areas.

Services
The property is connected to mains electricity, water and drainage. None of the services or installations have been tested.

Joint Agents
Auction House Hull & East Yorkshire, 56 Market Place, Driffield, East Yorkshire, YO25 6AW. Tel: 0845 400 9900

Viewing
Strictly by appointment with the Auctioneers on 0845 400 9900 or the Joint Agents Riverside Property on 01482 322411.

Tenure
Leasehold - 199 years from 23 April 2007. The property is sold subject to existing tenancies - please see the legal pack for further details. Service Charge: £231 per quarter (£924 per annum). Ground Rent: £125 per annum.

Council Tax
Council Tax is payable to Hull City Council. The house is shown in the Council Tax Property Bandings List in Valuation Band B.

Method Of Sale
The property will be offered for sale by online traditional auction with bidding commencing at 12 noon on Monday, 7th December 2026 and closing on Wednesday, 9th December 2026 at 1.00pm. For further legal information relating to this lot, please log on to auctionhouse.co.uk/hullandeastyorkshire

Conditions of Sale
The property will be sold subject to conditions of sale, copies of which will be available for inspection at the auctioneer's offices, with the solicitors and on-line at auctionhouse.co.uk/hullandeastyorkshire prior to the date of the auction.

Additional Fees

The purchaser will be required to pay an administration charge of 0.3% inc. VAT, subject to a minimum of £900 (£750 plus VAT) and a buyer's premium of £900 (£750 + VAT) in addition to the purchase price of the property.

Guide Price

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Solicitors

TBC

Online Bidding

If you want to bid on this property, copy and paste the link below into your URL bar or into a Google search and it will take you to a video that explains the process: youtube.com/watch?v=ImXr4HXR36c

Road Map



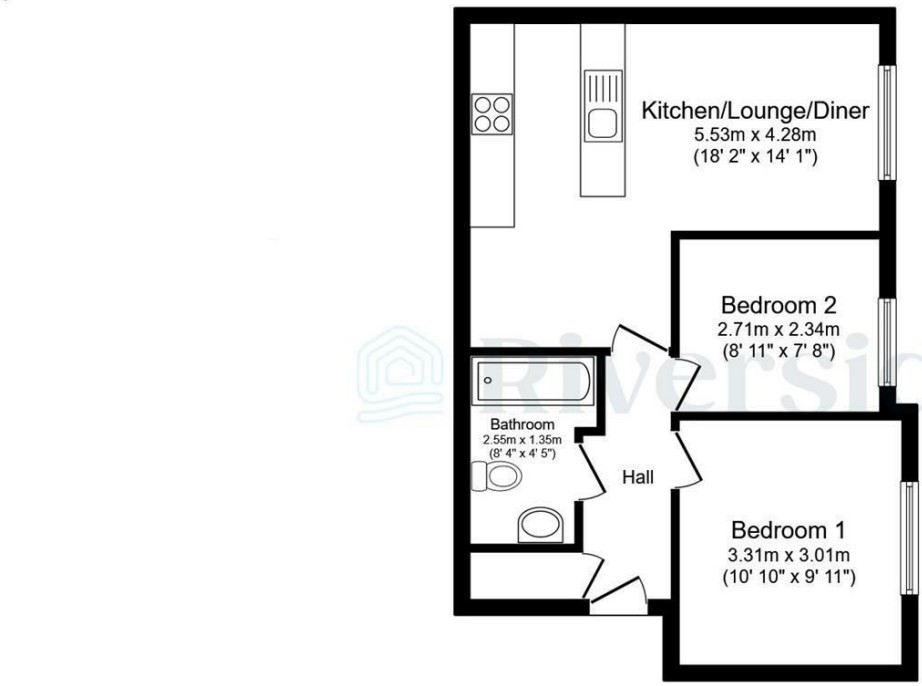
Hybrid Map



Terrain Map



Floor Plan



Floor Plan

Floor area 46.3 sq.m. (499 sq.ft.)

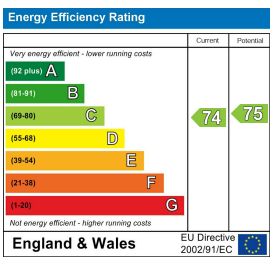
Total floor area: 46.3 sq.m. (499 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Hull Office
on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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