



**Hamlyn Avenue, HULL HU4 6BT**

**Welcome to**

## **Hamlyn Avenue, HULL**

Detached Project Home on Hamlyn Avenue with - Entrance Porch, Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Sitting Room, Sun Room, Ground Floor Cloakroom, 3 Bedrooms, Family Bathroom, Gardens & Off Street Parking! Book your viewing now!



## **Entrance Porch**

With double glazed door to the front and double glazed windows to the front.

## **Entrance Hall**

With door to the front, radiator, understairs cupboard and stairs to the First Floor.

## **Cloakroom**

With low level wc, wash hand basin, radiator and double glazed window to the rear.

## **Lounge**

With double glazed windows to the front and side, gas fire with wooden surround, radiator and coving to the ceiling.

## **Dining Room**

With radiator, coving to the ceiling and double glazed french style doors leading to the Rear Garden.

## **Sitting Room**

With double glazed bow window to the front, radiator and coving to the ceiling.

## **Kitchen**

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, plumbing for an automatic washing machine, spot light points and double glazed window to the rear.

## **Rear Lobby**

With double glazed door to the side.

## **Sun Room**

With 3 double glazed windows to the side.

## **First Floor**

### **Landing**

With double glazed window to the side, storage cupboard, coving to the ceiling and loft access.

### **Bedroom 1**

With double glazed windows to the front and side, radiator and coving to the ceiling.

### **Bedroom 2**

With double glazed window to the rear, radiator and cupboard housing central heating boiler.

### **Bedroom 3**

With double glazed window to the front, radiator and coving to the ceiling.

### **Bathroom**

Bathroom with bath with shower over, low level wc, wash hand basin, chrome effect towel style radiator and 2 double glazed windows to the rear.

## **Outside**

### **Front Garden**

With borders with plants and shrubs, fencing and block paved area providing off street parking.

### **Rear Garden**

With wall, raised borders housing trees and shrubs, paved patio area and side access gate.

## **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.



**view this property online** [williamhbrown.co.uk/Property/WBY110758](http://williamhbrown.co.uk/Property/WBY110758)



## Welcome to

### Hamlyn Avenue, HULL

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Bedroom Detached Home On Hamlyn Avenue
- 4 Reception Rooms & Off Street Parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

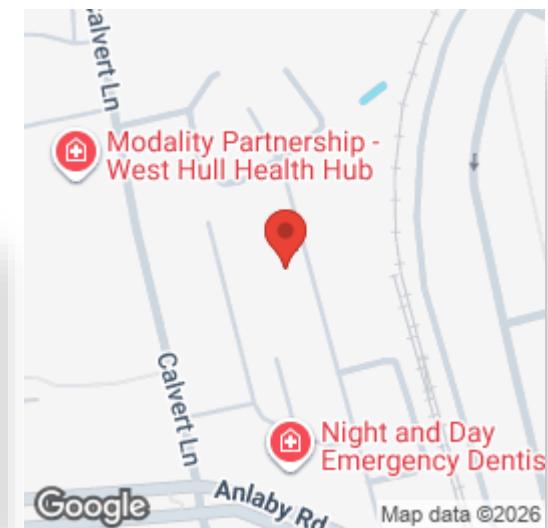
**£190,000**



**view this property online** [williamhbrown.co.uk/Property/WBY110758](http://williamhbrown.co.uk/Property/WBY110758)

#### 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



Property Ref:  
WBY110758 - 0003

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



**01482 653111**



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



**williamhbrown.co.uk**