



**Salton Avenue, Hull HU5 4PT**

**welcome to**

**Salton Avenue, Hull**

This lovely three bedroom house is situated off the popular Bricknell Avenue, close to schools, shops and good bus routes this house has a lot to offer, especially to families.



## 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 to the upper floor and access to the lounge and kitchen.

## Lounge

13' 10" x 12' 1" ( 4.22m x 3.68m )

With a feature gas fireplace with surround, a radiator and a double glazed window to the front.

## Dining Room

10' 4" x 9' ( 3.15m x 2.74m )

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

## Kitchen

8' 6" x 10' 3" ( 2.59m x 3.12m )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, an integrated gas hob, an integrated oven, space for a fridge freezer, plumbing for a washing machine, a double glazed window to the rear and access to the back hall.

## Back Hall

With a access to the ground floor W/C and a door leading to the rear garden.

## Ground Floor W/C

With a W/C

## Bedroom 1

13' 1" x 12' 1" ( 3.99m x 3.68m )

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

## Bedroom 2

13' 6" x 8' Plus recess ( 4.11m x 2.44m Plus recess )

With a radiator, a built in work station and a double glazed window to the rear.

## Bedroom 3

9' 2" x 8' 8" ( 2.79m x 2.64m )

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

## Bathroom

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

## Front Garden

With a path leading to the door, a gravel area, a low hedge and a wooden gate to the rear.

## Rear Garden

With a paved patio, a paved path, a lawned area, flower beds, shrubs and a wooden fence surround.



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## Salton Avenue, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain Free
- Popular Location

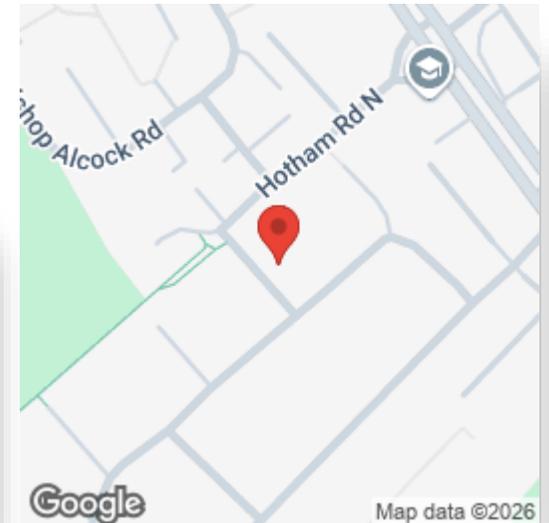
Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£75,000**

### directions to this property:

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120157 - 0004

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