



Tickton Grove, HULL HU6 8NL

welcome to

Tickton Grove, HULL

Situated on Tickton Grove, this 3 bedroom end terrace is close to local amenities and is being sold with no chain.



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, a radiator, stairs leading to the upper floor and access to the lounge and dining room.

Lounge

12' 3" x 9' 11" (3.73m x 3.02m)

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

Dining Room

13' 8" x 9' 6" (4.17m x 2.90m)

With a storage cupboard, a radiator and a double glazed window to the rear. This room opens up into the kitchen.

Kitchen

12' 2" x 9' (3.71m x 2.74m)

Housing a fitted kitchen with a range of wall and base units, a sink and drainer unit, an integrated gas hob, an integrated oven, a cooker hood, plumbing for a washing machine, space for a fridge freezer and a window to the side.

Landing

With a storage cupboard and access to the bedrooms and bathroom.

Bedroom 1

8' 11" x 9' 10" (2.72m x 3.00m)

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

Bedroom 2

12' 2" x 9' 2" (3.71m x 2.79m)

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

Bedroom 3

13' 3" x 11' 2" (4.04m x 3.40m)

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

Bathroom

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

Front Garden

With a path to the front door, a lawned area, shrubs, a wooden fence, a wooden gate and a wooden gate leading to the rear garden.

Rear Garden

With a pathed area, a lawned area, shrubs and a wooden fence.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No chain
- Convenient location

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

guide price

£120,000

directions to this property:

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120270 - 0002

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william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



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



williamhbrown.co.uk