

## SUMMARY

For Sale by Modern Auction - T & C's apply, Subject To Reserve Price

Buyers Fees Apply, The Modern Method of Auction \*\*\*Cash Buyers Only\*\*\*

Mid Terraced House 3 Bedrooms With Double Storey Extension

Gardens Front & Rear & Garage

Vacant Possession & No Chain Involved

EPC Rating - D - Council Tax Band - B - Hull Council - Tenure Freehold



## DESCRIPTION

\*\*\* Cash Buyers Only \*\*\* This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.\*\*\*\* This mid terraced house benefits from a double storey extension it is in need of some updating but would make a great first time buyers house situated in a popular residential location.. Briefly comprising of: Entrance, Living Room, Dining Area, Breakfast Kitchen, Rear Lobby and Cloakroom WC. To the first Floor: Three Bedrooms and Bathroom. Outside: To the front is an enclosed shrubbed garden and to the rear is a gravelled garden with mature plants and shrubs and a garage accessed via rear vehicular access.





## ACCOMMODATION

### Entrance Hall

Double glazed door and window to front elevation and single radiator

### Living Room

Double glazed bay window to front elevation, brick built fireplace with marble hearth and gas inset fire, wall lights and wood laminate flooring, archway to;

### Dining Room

Glazed window looks into the kitchen and sliding glazed door leading to the kitchen, coving, dado rail, wall lights and wood laminate flooring

### Breakfast Kitchen

Black high gloss fitted wall and base units with laminated work surfaces over, built-in breakfast bar, tiled splash back, 1.5 bowl stainless steel sink drainer unit, 4 ring electric hob with extractor cooker hood over and built-in electric oven, plumbing for washing machine, space for fridge freezer, single radiator, double glazed window to rear elevation and wood laminate flooring, door to:

### Rear Lobby

With double glazed door to the rear elevation, chrome effect to towel rail and wood laminate flooring

### Cloakroom/WC

WC and wood laminate flooring

### First Floor Landing

Stairs from hallway

### Bedroom 1

x2 double glazed windows to the front elevation, built-in wardrobe with shelving and hanging space and an additional built-in cupboard for storage and single radiator

### Bedroom 2

Double glazed window to the rear elevation, single radiator and natural wood flooring

### Bedroom 3

Double glazed window to the rear elevation, built-in wardrobe, with shelving and hanging space and single radiator

### Bathroom

Fitted suite comprising of: Bath with electric shower over, pedestal wash hand basin, WC, fully tiled walls,

extractor fan, cupboard housing the hot water cylinder, wood laminate flooring and skylight

## Outside

To the front of the property is an enclosed slate and shrubbed garden with block paved path, wrought iron access gate, wrought iron fence and brick wall to surround. To the rear of the property is an enclosed gravel garden with step stone path, shrubbed borders, outside tap and light, timber access gate and fence to surround. Garage - internal measurements 15'11 x 8'3 - accessed via rear vehicle access with double opening doors, single glazed window to rear and timber access door

## Agents Notes

In most cases we use wide angle lens photography to ensure we capture as much of the room and its features. This can distort the image slightly and should be considered alongside the other details within the particulars. Oscars give notice that 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. Purchasers and potential purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to assess their accuracy. No person in the employment of Oscars has the authority to make or give any representation or warranty in relation to the property. In compliance with NTSELAT guidance on referral fees, we confirm that vendors and prospective purchasers will be offered estate agency and other associated services for which certain referral fees/commissions may be made available to the agent. Full details can be found on our website

## Fixtures & Fittings

Fixtures and fittings within the property may be available by separate negotiation unless otherwise stated. Any items of particular importance to you can be verified with our team.

## Free Valuation

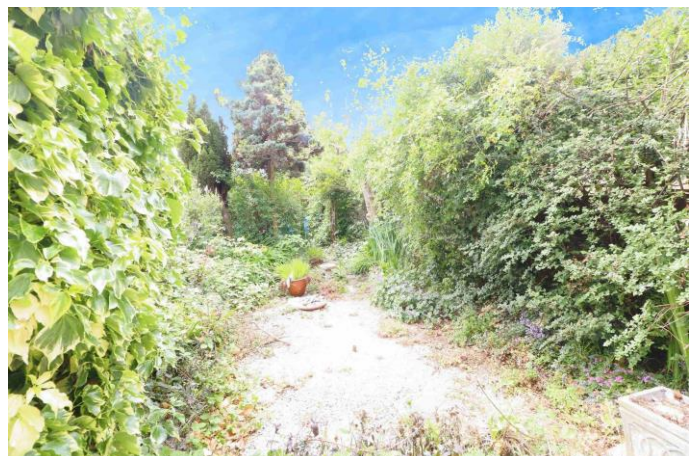
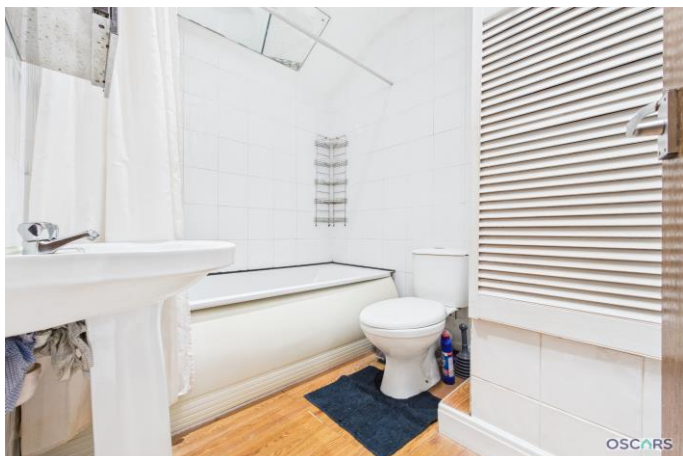
If you are considering selling or letting your property, we would be delighted to provide a free valuation and marketing advice. Please contact the office on 01482 446644 to arrange an appointment.

## Property information

The property is a mid terraced house of brick-built construction with a tiled roof. There are 7 rooms comprising of: Entrance, Living Room, Dining Room,



Kitcghen, Rear lobby, Cloakroom/WC, 3 Bedrooms and Bathroom. There is electric, water and sewerage connected (not tested) and there is a gas central heating system. There is broadband provision for Standard & Ultrafast with the providers KCom & MS3 and there is 'likely' voice and data mobile phone coverage indoor with 2 providers and 'likely' voice and data coverage outdoor with 4 providers. There is a garage with the property to the rear for parking.



## FLOORPLAN



## DIRECTIONS

Situated in a convenient position close to local shops and amenities right on the doorstep, catchment area from good local schools and close to Springhead Golf course. Serviced by good transport and road links. Louis Drive is situated off Hotham Road South off Wymersley Road and is the 2nd turning on the right off Hotham Road South and is located on the right hand side.

## Find an energy certificate (/)

English | [Cymraeg](#)

# Energy performance certificate (EPC)

67 Louis Drive HULL HU5 5NZ	Energy rating <b>D</b>	Valid until: <b>21 June 2035</b>
		Certificate number: <b>9515-3051-5206-1785-9204</b>

**Property type** Mid-terrace house

**Total floor area** 77 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)