



Queensgate Street, HULL HU3 2TT

welcome to

Queensgate Street, HULL

Located on Queensgate street, this property is close to local amenities, has an upstairs bathroom alongside 3 bedrooms, and is close to local amenities with double glazing throughout.



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 leading to the upper floor and access to the open lounge/ dining room.

Open Lounge/ Dining Room

28' 4" x 9' 11" (8.64m x 3.02m)

With a feature fireplace with surround, two radiators, a double glazed box bay window to the front and a double glazed window to the rear.

Reception Room 3

12' 9" x 8' 4" (3.89m x 2.54m)

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

Kitchen

12' 10" x 8' 6" (3.91m x 2.59m)

Housing a fitted kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, space for a cooker, space for a fridge freezer, plumbing for a washing machine, a radiator, a double glazed window to the rear and a door leading to the rear garden.

Bedroom 1

15' 4" x 11' (4.67m x 3.35m)

With a radiator and a two windows to the front.

Bedroom 2

14' 6" x 9' 9" (4.42m x 2.97m)

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

Bedroom 3

9' 1" x 8' 9" (2.77m x 2.67m)

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

Bathroom

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

Front Garden

with a path to the door, a brick wall, a wrought iron fence and a wrought iron gate.

Rear Garden

With a block paved area, a bricked area and a wooden fence surround.



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Queensgate Street, HULL

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- INVESTMENT OPPORTUNITY
- CLOSE TO LOCAL AMENITIES

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

guide price

£95,000



directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01428 447748



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120532 - 0002

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