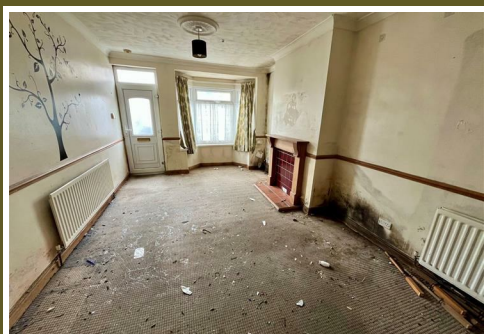




42 Brecon Street, Hull, HU8 8TN

- Sold by Modern Method of Auction (T&Cs apply)
- Subject to Reserve Price
- Vacant End Terrace House
- Requires Updating and Improvements Throughout
- Entrance into Lounge
- Kitchen
- Rear Lobby
- Ground Floor Bathroom
- Two Bedrooms and Box Room
- Small Yard Areas

Auction Guide £37,500



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42 Brecon Street, Hull, HU8 8TN

Two bedroom end terrace house, requiring a full scheme of decoration and improvements throughout. The accommodation comprises:- Entrance into lounge, kitchen, rear lobby, ground floor bathroom, first floor, two bedrooms and a box room. Small yard areas. Gas fired central heating system (not tested) and double glazing. For sale via the modern method of auction in conjunction with iam sold. Viewing via Leonards.

Location

Situated on Brecon Street, off Derwent Street the property is located close to local amenities and schooling. A wider range of shops and facilities are available along Holderness Road.

Entrance into Lounge

11'5" x 22'0" (3.501m x 6.720m)

Main front entrance door provides access into the property. Two radiators. Stairs off to the first floor accommodation.

Kitchen

7'1" x 10'2" max sizes (2.178m x 3.109m max sizes)

Requiring a refit with units and sink. Window to the rear elevation.

Rear Lobby

Rear entrance door.

Bathroom

4'0" x 10'2" max sizes (1.226m x 3.117m max sizes)

Requiring a refit with bath, basin and WC. Window to the rear elevation.

First Floor

Access to roof void.

Bedroom One

10'3" + alcove x 7'8" (3.142m + alcove x 2.343m)

Window to the front elevation. Radiator.

Bedroom Two

8'4" x 5'2" (2.560m x 1.593m)

Window to the rear elevation. Alcove with gas fired central heating boiler (not tested). Radiator.

Box Room

5'6" x 6'8" (1.684m x 2.040m)

Window to the side elevation. Radiator.

Outside

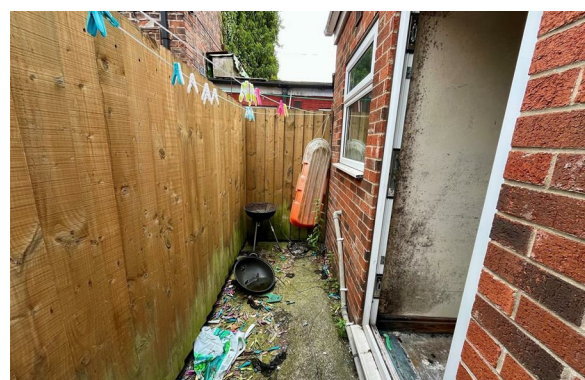
Small yard areas to the front and rear.

Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

Auction Viewings

This property is for sale under the Modern Method of Auction with our partner agent IAM SOLD. All viewings are conducted by Leonards. Please note that when you book a viewing for an auction property, your personal details including your name, address, telephone number, and email address will all be shared with IAM SOLD. Following the viewing, an auction specialist from their team will contact you to discuss the property. All of the calls with IAM SOLD will be recorded for training and monitoring purposes.



Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Energy Performance Certificate

The current energy rating on the property is pending.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number 00200378004201. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

Agents Note


The property will be sold as seen.

Tenure

The tenure of this property is Freehold.

Auction Appraisal

Property renovation, plot of land, tenanted investment, looking to achieve a quick sale at full value, have you ever thought about auction? Why not contact Leonards and speak with one of our auction team for advice or a free no obligation auction appraisal, we hold regular property auction sales throughout the year.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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