



**Monmouth Street, Hull HU4 6QL**

***Welcome to***

**Monmouth Street, Hull**

Project Home On Monmouth Street in West Hull with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Family Bathroom, WC, 3 Bedrooms & Loft Space, Gardens & Garage! Call and book your viewing now!



## Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

## Lounge

With double glazed bay window to the front, radiator, television point and fitted shelving.

## Dining Room

With double glazed window to the side, feature fireplace housing log burner, fitted shelving, understairs cupboard, radiator and double glazed window to the rear.

## Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a cooker, plumbing for a dishwasher, plumbing for an automatic washing machine, internal window and 2 double glazed windows to the side.

## Rear Lobby

With double glazed door leading to the Rear Garden.

## W/C

With double glazed window to the rear, low level wc and wash hand basin.

## Bathroom

Bathroom with bath with shower over, glazed shower screen, vanity wash hand basin, towel style radiator and double glazed window to the side.

## First Floor

### Bedroom 1

With double glazed bay window to the front, radiator, storage cupboard and fitted wardrobes.

### Bedroom 2

With double glazed window to the rear, radiator and central heating boiler.

### Bedroom 3

With double glazed window to the rear, radiator and fixed staircase to the Loft Space.

### Loft Space

With skylight window to the rear, eaves storage and radiator.

## Outside

### Front Garden

With wall and path.

### Rear Garden

With wall, paved patio area, gravelled area, borders housing plants and shrubs and fencing.

### Garage

Garage with power, garage door to the front and side access door.

## 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.



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## **Monmouth Street, Hull**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Renovation Opportunity In West Hull
- Lounge & Dining Room

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

guide price

**£60,000**

### **Directions to this property:**

Please see below map, or for further information, please contact the residential sales team on 01482 653111.



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Property Ref:  
WBY111929 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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