



Cottingham Road, Hull HU5 2DG

welcome to

Cottingham Road, Hull

This three bedroom house has a lot of potential and is located in an ideal area, perfect for investors and families this property has a lot to offer and is definitely worth viewing.



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, there are stairs leading to the upper floor, a storage cupboard under the stairs, a radiator and access to the lounge, dining room and third reception room.

Lounge

14' x 12' 7" (4.27m x 3.84m)

With a feature fireplace, a radiator and a double glazed bay window to the front.

Dining Room

10' 8" x 12' (3.25m x 3.66m)

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

Reception Room 3

13' 6" x 10' 3" (4.11m x 3.12m)

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

Kitchen

10' 3" x 9' (3.12m x 2.74m)

Housing a fitted kitchen with a range of base units, 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 side and a door to the rear.

Bedroom 1

16' 2" x 13' 11" (4.93m x 4.24m)

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

Bedroom 2

12' 1" x 10' 7" (3.68m x 3.23m)

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

Bedroom 3

10' 3" x 9' 3" (3.12m x 2.82m)

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

Bathroom

With a W/C, a wash hand basin, a walk in shower, a radiator and a double glazed window to the side.

Front Garden

An easy to maintain paved garden, with a path to the front door and a fence surround.

Rear Garden

An easy to maintain garden with a concrete area, a gravel area, a shed and a fence surround.



view this property online williamhbrown.co.uk/Property/NEA120377



welcome to

Cottingham Road, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain Free
- Close to local amenities, schools and bus routes

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

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.

guide price

£100,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120377



Property Ref:
NEA120377 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



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



williamhbrown.co.uk