LEONARDS

SINCE 1884

Estate Agents
Lettings & Management
Chartered Surveyors
Valuers & Auctioneers
Land & Rural Consultants

38 Cholmley Street, Hull, East Yorkshire, HU3 3DW

- Sold by Modern Method of Auction (T&C`s apply)
- Requires Updating and Improvements Throughout
- Lounge and Dining Areas
- Two Further Ground Floor Rooms
- Three First Floor Bedrooms and Bathroom
- Subject to Reserve Price
- Entrance Hall with Stairs off
- Breakfast Room into Kitchen Area
- Ground Floor WC and Shower Area
- Small Yard Areas

Auction Guide Price £60,000

512 Holderness Rd, Hull, East Yorkshire HU9 3DS
Tel: 01482 375212
E-mail: info@leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB
Tel: 01482 330777
E-mail: brough@leonards-property.co.uk

Website: www.leonards-property.co.uk

NAEA
National Association of Estate Agents

RICS

38 Cholmley Street, Hull, East Yorkshire, HU3 3DW

Three bedroom mid terrace house. Requiring a scheme of improvements and updating throughout. Located off Boulevard the property is well placed for amenties along Hessle Road and short commute to the hospital. The accommodation comprises:- Entrance hall, lounge with dining area, breakfast room with access to kitchen. Two further ground floor rooms. Cloakroom with shower area. On the first floor can be found three bedrooms and a bathroom. Small yard areas. For sale via the modern method of auction in conjunction with iam sold. Viewing via Leonards.

Location
Located off Boulevard the property is well placed for a range of amenities along Hessle Road, The hospital is within a short commute along with the city centre.

Entrance Hall
Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation.

Lounge Area
4.17m x 3.26m (13' 8" x 10' 8")
Window to the front elevation.

Dining Area
3.50m x 3.12m (11' 6" x 10' 3")
Window to the rear elevation.

Breakfast Room Area
3.85m x 3.02m (12' 8" x 9' 11")
Window to the side elevation. Worcester gas fired central heating boiler (not in use and not tested).

Kitchen
2.51m x 2.98m (8' 3" x 9' 9")
Range of units. Space for appliances. Window to the side elevation.

Sitting Room
3.05m x 4.09m (10' x 13' 5")
Windows to the side elevation.

Rear Lobby
2.02m x 1.58m (6' 7" x 5' 2")
Window to the side elevation.

Cloakroom Shower Room
Suite of shower. WC and basin.

Rear Room
3.29m x 3.08m (10' 9" x 10' 1")
Window to the side elevation.

First Floor Landing

Bedroom One
3.53m x 4.38m (11' 7" x 14' 4")
Windows to the front elevation.

Bedroom Two
3.51m x 2.76m (11' 6" x 9' 1")
Window to the rear elevation.

Bedroom Three
3.58m x 3.04m (11' 9" x 10')
Window to the rear elevation.

Bathroom
2.75m x 1.76m (9' x 5' 9")
Suite of bath, basin and WC. Window to the side elevation.

Outside
Small front and rear yards.

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 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.

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 D (63).

Mortgage Advice
UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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 00110385003804. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

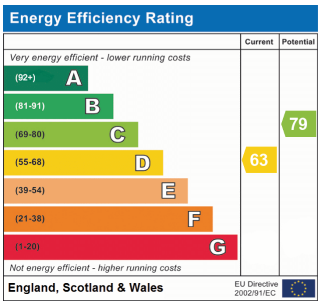
Referral Fees
As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of 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.

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

Tenure
The tenure of this property is Freehold.

38 Chomley Street, Hull



Address: Cholmley Street, Hull, East Yorkshire

1. The Money Laundering and Terrorist Financing (Amendment) Regulations 2026 (as amended). Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell, buy, rent or let a property. We will conduct these checks in accordance with the current HMRC guidelines: 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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.

View all our properties at.....
OnTheMarket.com

LEONARDS
SINCE 1884