

Residential



92 Lomond Road, Hull, HU5 5BP

***GUIDE PRICE: £ 80,000 (plus fees)**



Description

A terraced house that has been lived in by a family for over 60 years and now presents a great opportunity for new owners to modernise and possibly extend. The original three bedroomed house has gas central heating and upvc double glazing but now requires some repair and a full cosmetic makeover. Potential exists to relocate the ground floor bathroom to the first floor and enhance the ground floor layout whilst improving finishes, this could include further extension of the kitchen/living space – the property has ample space to the rear. Great scope to add value and create a readily re-saleable or lettable home.

Location

The property is situated in an established residential area of similar housing around 2.5 miles north west of Hull city centre. A good range of neighbourhood shopping and other services are available a short walking distance away on Spring Bank West.

Accommodation:

Ground Floor: Entrance Hall, Living Room, Dining Room. Bathroom, Separate WC, Kitchen.

First Floor: Landing, Bedroom One, Bedroom Two, Bedroom Three.

External: To the front of the property is a concrete parking space. A rear garden requires cultivation and includes a shed and garage with access from a shared rear tenfoot.

Legal Pack

A legal pack has been requested from the vendors solicitor and will be made available online as soon as it is received. You can register to receive an email notification when the pack is available by going to auctionhouse.co.uk/hullandeastyorkshire and clicking on the property you are interested in. On the property detail page you will see a red 'LEGAL PACK' button which you should click on and it will take you to the registration page.

Joint Agent

Dee Atkinson & Harrison
12 Market Place
Beverley
HU17 8BB

Dee
Atkinson
& Harrison

Council Tax: Council Tax is payable to the Kingston-upon-Hull City Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band 'A'.

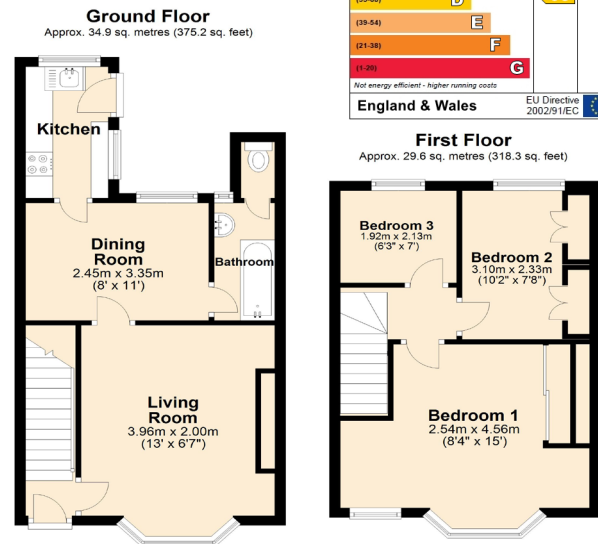
Tenure: Freehold. Vacant possession upon completion.

Services: All mains services are connected to the property. Interested parties should make their own enquiries as to the current state of service connections.

Solicitors: Sandersons Solicitors – Geoff Davis
17–19 Parliament Street, Hull, HU1 2BH. Tel: 01482 324662.
Email: [gdavis@sandersonsolicitors.co.uk](mailto:gDavis@sandersonsolicitors.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-65) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Additional Fees

The purchaser will be required to pay an administration charge of 0.3% of the purchase price subject to a minimum of £750 (£625 plus VAT) and a buyer's premium of £480 (£400 plus VAT) in addition to the purchase price of the property.

Disbursements – Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Viewing

Strictly by appointment with the auctioneers on 01482 866844.

*Description on Auction Info