

126 Enstone Garth, Hull, East Yorkshire, HU7 4LG

*REDUCED GUIDE PRICE: CIRCA £60,000 (plus fees)



Description:

Offered at a very attractive guide price, this part modernised house now requires mainly cosmetic final refurbishment before being ready to flip or let. Having already had a partial kitchen and bathroom refit, outstanding works are now mainly the completion of replastering, decorations and replacement of floor coverings. The gas centrally heated and double-glazed accommodation has the added attraction of a conservatory and when refurbishment is completed will be capable of achieving a rental in the region of £6,600 to £7,200pa.

Situation:

Situated close to the Northern outskirts of the City, this property is in close proximity to North Point Shopping Centre, Kingswood retail and leisure park and local primary and senior schools.

Accommodation:

Ground Floor: Entrance hall, WC, dining room, living room, conservatory.

First Floor: Landing, three bedrooms, bathroom

Outside: Small front forecourt, rear enclosed garden with useful detached shed and rear pedestrian access.

Viewing

Strictly by appointment with the auctioneers on 01482 866844.

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
Tel: 01482 866844



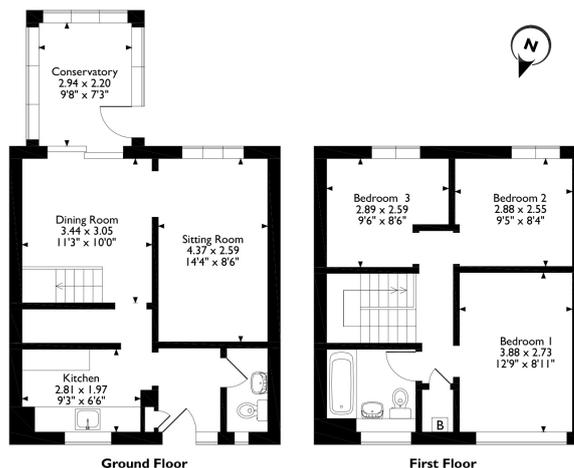
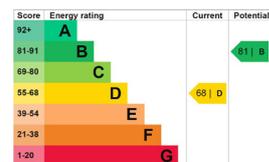
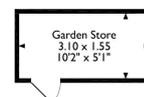
Council Tax: Payable to Hull City Council – Band A

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: Beth Brearley at Wilsons, 20 The Grove, Ilkley, LS29 9EG 01943 602998

Enstone Garth Bransholme, Hull,
Approximate Gross Internal Area
Main House = 83 Sq M/893 Sq Ft
Outbuilding = 5 Sq M/54 Sq Ft
Total = 88 Sq M/947 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

EPC Rating: D(68)