

## Residential



### 83 Princes Avenue, Hedon, East Yorkshire, HU12 8DQ

**\*GUIDE PRICE: £110,000 - £120,000 (plus fees)**



This three-bedroom, semi-detached house offers an excellent opportunity to investors and DIY enthusiasts looking for a manageable project to flip or retain for a lettings portfolio. The gas centrally heated and fully double-glazed accommodation is now in need of a manageable programme of cosmetic modernisation but could easily be let with only minimal improvement.

#### Location

The Historic Town of Hedon is located just off the A1033, approximately seven miles to the east of the centre of Hull. A weekly market is held in St Augustines Gate where a variety of local shops can be found. Considered the Gateway to Holderness, Hedon also serves many of the nearby villages. The well-regarded South Holderness Secondary School is located on the north side of the town, there are two local primary schools and a regular bus service to Hull is available.

#### Accommodation

Ground Floor: Entrance Hall, Living Room, Kitchen.

First Floor: Landing, Bedroom one, Bedroom two, Bedroom Three, bathroom, separate WC.

Outside: To the front is a forecourt garden that could be altered to provide off street parking (subject to planning and highway consent). To the rear is a good sized garden with garden shed.

#### Services

Mains water, gas, electricity and drainage are connected to the property. None of the services or installations have been tested.

#### Council Tax

Council Tax is payable to East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band 'B'.

#### Solicitors:

Taylor Emmet  
20 Arundel Gate, Sheffield, South Yorkshire, S1 2PP

#### Tenure : Freehold

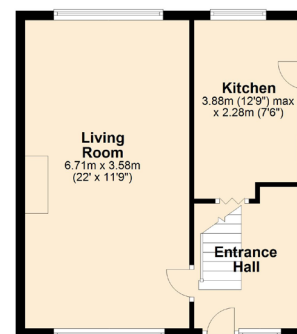
#### Joint Agent : Dee Atkinson & Harrison

56 Market Place, Driffield, East Yorkshire YO25 6AW Tel: 01377 241 919

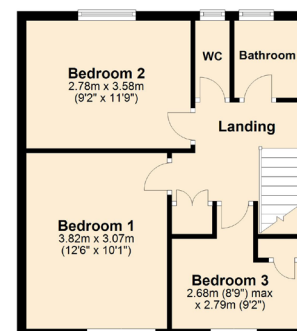
#### Legal Pack

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](http://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.

Ground Floor



First Floor



Floorplan of existing building.  
Plan produced using PlanUp.

#### Viewings :

Strictly by appointment with the auctioneers on 0845 400 9900

#### 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.