

FOR SALE

FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



Westlea Ottringham Road Keyingham HULL HU12 9RX

Offers in the region of £90,000

- For Sale by Auction
- Three Bedroom Property
- End Terrace
- Off Road Parking
- Large Garden
- Garage
- **GUIDE PRICE £90,000 - £100,000**

For Sale by Auction - LOT 4

Auction to be held at The Station Hotel Patrington, HU12 ONE on Thursday 7th September at 4pm.

A three-bedroom end of terrace house, in need of modernisation, benefitting from a rear garden. This property is the ideal location with multiple local amenities such as shops and good schools. Transport links are available to nearby towns, Withernsea, Hedon and The City of Hull. Vacant.

GUIDE PRICE £90,000 - £100,000



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Living Room

3.63m x 3.40m Window overlooking the front garden.

Dining Room

3.0m x 2.9m Large window overlooking rear garden.

Kitchen with Porch

1.9m x 2.1m

Understairs Cupboard

Bathroom

1.9m x 1.6m Bath, W/C, W/H/B.

Bedroom 1

3.1m x 3.1m Bedroom to rear of the property overlooking back garden.

Bedroom 2

2.4m x 3.7m Bedroom to front of the property overlooking front garden.

Bedroom 3

2.3m x 2.1m

Gardens

Front & Rear garden. Large shed in rear garden along with a garage.

EXCHANGE OF CONTRACTS AND COMPLETION

Exchange of contracts is to take place at the Auction. A deposit of 10% of the purchaser's price will be payable on exchange of contracts. Completion will be 28 days thereafter.

Tenure

Freehold with no known restrictions or covenants.

Rights of way, Wayleaves & Easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

Money Laundering

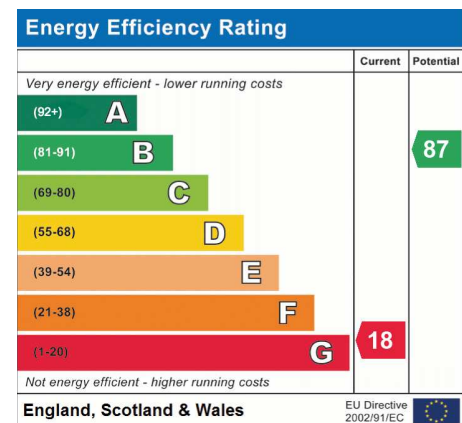
Any intending purchasers/Sellers will be asked to provide evidence of Identification by way of a passport/Driving license along with a utility bill as proof of address.

Plans and Boundaries

The plans and areas within these particulars are based on ordnance survey data and are provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendors' agents will be responsible for defining the boundaries of the ownership thereof.

Viewings

Viewings are strictly by appointment with Frank Hill and Son, to be carried out at your own risk.



Address: Westlea Ottringham Road Keyingham HULL HU12 9RX

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.