

By Auction



379 Hedon Road, Hull, East Yorkshire, HU9 1RA

- To be sold by Public Auction
- 6pm at the Village Hotel, near Hessle
- Two bedrooms
- Lounge/Dining Room
- Yard to the rear
- Tuesday 11th June, 2019
- Mid Terrace
- Two kitchens
- Shower Room
- Guide Price £45,000 to £55,000

Guide Price £45,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS
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Two bedroom terrace with uPVC double glazing. Accommodation comprises of a lounge/dining room and a kitchen to the ground floor. To the first floor are two bedrooms, further kitchen and a shower room. Yard to the rear. Guide price £45,000 to £55,000. VIEW NOW.

LOCATION

Located on the "old" part of Hedon Road near to the junction with Marfleet Lane and therefore enjoys easy access to Hull City Centre, East Hull Villages and East Coast.

GROUND FLOOR

ENTRANCE

Enter via the main door into the lounge/dining room.

LOUNGE/DINING ROOM

26'6 max x 14'10 max (8.08m max x 4.52m max)

Door with stairs leading to the first floor accommodation. Laminate flooring. Meter cupboard. Dual aspect with uPVC double glazed windows to the front and rear aspects. Under stairs storage cupboard. Door leading into the kitchen.

KITCHEN

9'10 x 8'4 (3.00m x 2.54m)

A uPVC double glazed window to the side aspect. Wall, base and drawer units with contrasting work surfaces. One and half sink unit with mixer tap. Provision for an electric cooker and space for a fridge freezer. Door leading outside.

FIRST FLOOR LANDING

Doors leading into the two bedrooms and kitchen. Airing cupboard.

BEDROOM ONE

14'7 x 13'7 (4.45m x 4.14m)

Two uPVC double glazed windows to the front aspect. Feature fireplace with marble back plate and hearth and electric fire. TV aerial.

BEDROOM TWO

12'1 x 8'0 (3.68m x 2.44m)

Single glazed window to the rear aspect. Recessed wardrobes.

KITCHEN

8'1 x 6'0 (2.46m x 1.83m)

Single glazed window to the side aspect. Fitted base, wall and drawer units with work surfaces. Single sink unit with mixer tap. Provision for an electric cooker. Door leading into the shower room.

SHOWER ROOM

8'1 x 3'2 (2.46m x 0.97m)

Shower enclosure with an electric shower. Low level flush WC. Single glazed window to the side aspect.

EXTERNAL

Yard to the rear. Outside WC. Metal gates leading into the ten foot.

SERVICES

The mains services of water, electric and drainage are connected. The property has a cylinder tank providing hot water.

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:00220294037905. Prospective purchasers should check this information before making any commitment to purchase the property.

POSSESSION

It is anticipated vacant possession will be granted upon completion. The completion date has been fixed for 28 days after the date of the auction.



ENERGY PERFORMANCE CERTIFICATE

The current energy rating on the property is G(10)

MODE OF SALE

The property is offered for sale By Public Auction. The property will be sold subject to the Law Society Contract and Conditions of Sale which will be available for inspection 7 days prior to the date of auction at both the solicitors and auctioneers offices. Intending purchasers are advised to make any enquiries relating to these contracts and conditions of sale prior to the date of auction as it is not intended to have these read out at the sale. In addition to the purchase price purchasers may be required to reimburse the vendors search fees and possibly the solicitors fees. These will be declared by the auctioneer prior to the property been offered for sale, but should you wish to establish if these are relevant/payable in relation to this particular lot, please contact the auctioneers beforehand. The property is offered for sale By Public Auction. The property will be sold subject to the Law Society Contract and Conditions of Sale which will be available for inspection 7 days prior to the date of auction at both the solicitors and auctioneers offices. Intending purchasers are advised to make any enquires relating to these contracts and conditions of sale prior to the date of auction as it is not intended to have these read out at the sale. In addition to the purchase price purchasers may be required to reimburse the vendors search fees and possibly the solicitors fees. These will be declared by the auctioneer prior to the property been offered for sale, but should you wish to establish if these are relevant/payable in relation to this particular lot, please contact the auctioneers beforehand.

SOLICITORS

Brewer Wallace, Shackles Chambers, 7 Land of Green Ginger, Hull HU1 2ED (01482 221130)

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All prospective purchasers MUST provide TWO FORMS OF PROOF OF IDENTITY at registration immediately prior to the auction to be able to register to bid. (Two buyers etc - two forms of ID each.) CASH AND CARD WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT. DEPOSITS CAN ONLY BE PAID BY A BANKERS DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR A PERSONAL CHEQUE.

VIEWINGS

Strictly by appointment with the Sole Agents on (01482) 375212. Please note these are likely to be on a block basis and further details will be available through the auctioneers.

FREE MARKET APPRAISAL

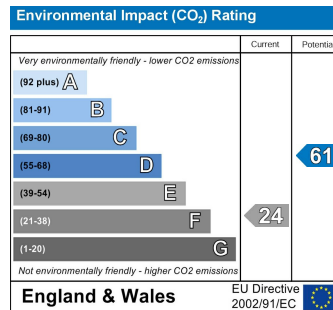
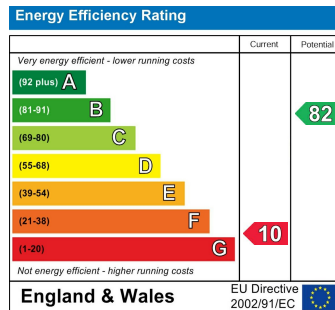
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SOLICITORS

To be confirmed.



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