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# By Auction

**62 Cladshaw, Hull, East Yorkshire, HU6 9DD**

- To be sold by Public Auction
- 6pm at the Village Hotel, near Hessle
- Majority uPVC DG
- Bathroom and WC
- Guide Price £30,000 to £35,000
- Tuesday 4th February, 2020
- Two bedroom terrace
- Lounge and kitchen
- Gardens front and rear
- **VIEW NOW**

**Auction Guide £30,000**



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# 62 Cladshaw, Hull, East Yorkshire, HU6 9DD

Two bedroom terrace located off Hall Road, Hull. With majority uPVC double glazing and accommodation comprising of an entrance hall, lounge and kitchen to the ground floor with two bedrooms, bathroom and WC to the first floor. Low maintenance gardens to the front and rear. Guide Price £30,000 to £35,000. VIEW NOW.

## Location

The property is located on Cladshaw, which is off Orchard Park Road, which in turn is off Hall Road, Hull. There are various primary and secondary schools within short driving distances together with a Tesco superstore on Hall Road itself.

## Ground Floor

### Entrance

Enter via a uPVC double glazed door leading into the hall.

### Entrance Hall

A uPVC double glazed side light. Door leading into the lounge. Stairs leading to the first floor accommodation.

### Lounge

15'0 x 12'0 (4.57m x 3.66m)

Under stairs cupboard. Door leading into the kitchen. Wooden feature fire surround with back plate and hearth and a gas fire. TV point. Picture window into the kitchen. Coving to the ceiling. A uPVC double glazed window to the front aspect.

### Kitchen

12'1 x 8'7 (3.68m x 2.62m)

Fitted base, wall and drawer units with contrasting work surfaces. Stainless steel sink with single taps. Gas hob with an electric oven. Extractor over. Space for a fridge freezer. Water meter. Plumbing for an automatic washing machine. A uPVC double glazed window to the rear aspect. A uPVC double glazed door leading outside.

### First Floor Landing

Loft hatch. Doors leading into two bedrooms, bathroom and WC.

### Bedroom One

13'3 x 9'5 (4.04m x 2.87m)

Storage cupboard. Built in wardrobes and overhead storage facilities. A uPVC double glazed window to the front.

### Bedroom Two

11'4 x 9'7 (3.45m x 2.92m)

A uPVC double glazed window to the rear. Airing cupboard/tank.

### Bathroom

5'5 x 5'5 (1.65m x 1.65m)

Single glazed window to the rear. Wash hand basin and panel bath with electric shower. Tiled splash backs.

### WC

Single glazed window to the rear. Low level flush WC.

### External

Low maintenance garden to the front. Shared passage leading to the rear garden. To the rear there is a further low maintenance garden with a door into a storage shed, further wooden shed, outside tap and fencing to the surrounds.

### Services

The mains services of water, gas, electric and drainage are connected. We have not tested any apparatus, equipment fixtures or services and it is in the buyers interest to check the working condition of any appliances.





### 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: 00340258006208. 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 F(27)

### 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.

### Solicitors

Graham and Rosen, 8 Parliament Street, Hull HU1 2BB (01482 323123)

### Registering & Buying at Leonards Auctions

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

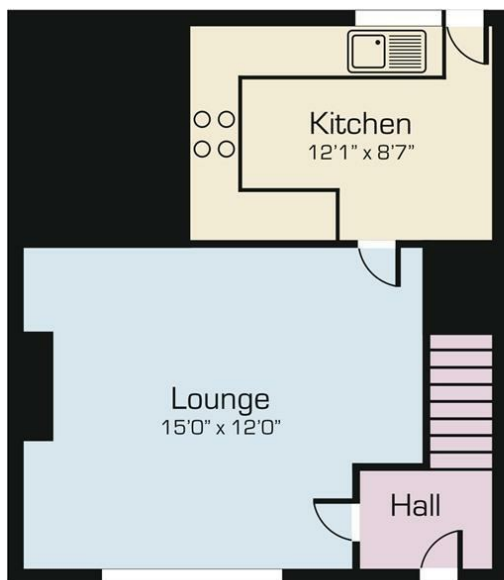
Strictly by appointment with the Sole Agents on (01482) 375212. Please note these are likely to be on a block basis and further details will be available through the auctioneers.

### Free Market Appraisal

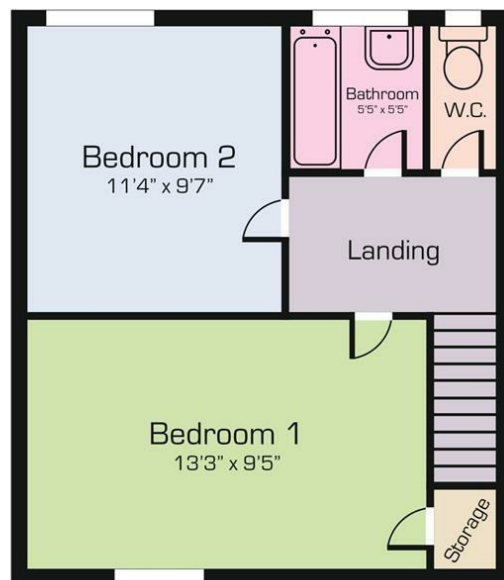
We would be pleased to provide independent marketing advice to prospective vendors with regard to offering property for sale in our future public auctions. For a free auction market appraisal, please telephone Leonards on (01482) 375212. If your property is presently available with another agent, please check that you are able to and will not incur any charge in withdrawing your property before instructing Leonards.



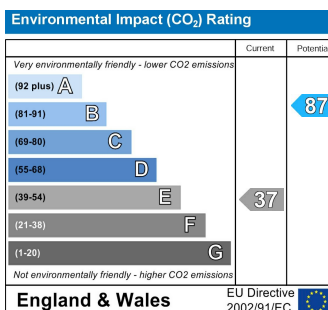
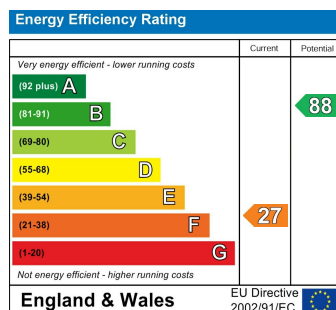
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