



**QUICK & CLARKE**  
The Property Specialists

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**41 Glencoe Street, Hull HU3 6HR**  
**Auction Guide £80,000**

- For Sale by Auction - T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction
- Substantial mid terrace
- Three receptions / Four bedrooms
- Close to shops and services
- Rear garden
- Double glazing and central heating
- EPC: D

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### THE PROPERTY

For sale by Modern Method of Auction; Starting Bid Price £80,000 plus Reservation Fee. This substantial late Victorian mid-terrace property offers extremely spacious and versatile accommodation which would perfectly suit family living or an investment opportunity. The house offers three reception rooms with kitchen at ground floor level, whilst at floor are four bedrooms and a family bathroom. The property is located close to an extensive array of facilities and has the added benefit of a rear garden. This property is for sale by the Yorkshire Property Auction powered by iamsold Limited

#### LOCATION

Hull which was the City of Culture in 2017 is a diverse city with not only an excellent range of shopping facilities but also a good selection of museums, harbour and Old Town with the Land of Green Ginger with its superb architecture. Hull sits within ease of reach of the motorway networks of A63/M62 with further trunk routes located over the Humber Bridge. With both Public and Private schools locally. The historic market town of Beverley again offers a good range of local shops, a weekly market and the stunning Minster.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

Laminate floor, staircase to first floor and radiator.

##### LIVING ROOM

12'6" x 12'3" (3.81m x 3.73m)

Timber fireplace, laminate floor, PVCu sealed unit double glazed bay window and radiator. Open to:

##### DINING ROOM

12'6" x 10'3" (3.81m x 3.12m)

Laminate floor, PVCu sealed unit double glazed window and radiator.

##### BREAKFAST ROOM

11'10" x 10'5" (3.61m x 3.18m)

Built-in fireside cupboard, wall mounted gas fired central heating boiler, laminate floor, PVCu sealed unit double glazed window and radiator.

##### KITCHEN

13'9" x 10'5" (4.19m x 3.18m)

White base and eye level units with timber effect work surfaces incorporating a gas hob with electric oven, single drainer sink unit, plumbing for automatic washing machine, PVCu sealed unit double glazed windows to two elevation, door to outside and radiator.

##### FIRST FLOOR

##### LANDING

##### BEDROOM 1

18' x 12'6" (5.49m x 3.81m)

PVCu sealed unit double glazed bay window and radiator.

##### BEDROOM 2

12'6" x 12'2" (3.81m x 3.71m)

PVCu sealed unit double glazed window and radiator.

##### BEDROOM 3

10'6" x 9'2" (3.20m x 2.79m)

Laminate floor, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 4

9'7" x 6'5" (2.92m x 1.96m)

PVCu sealed unit double glazed window and radiator.

#### BATHROOM

6'6" x 6'4" (1.98m x 1.93m)

Panelled bath, wash basin and low level w.c., laminate floor, PVCu sealed unit double glazed window and radiator.

#### OUTSIDE

At the front of the property is a concrete forecourt area whilst at the rear is a further concrete yard area with garden beyond.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from a gas fired central heating system.

#### DOUBLE GLAZING

The property benefits from PVCu Double Glazing.

#### TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

#### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

#### FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Willerby office on 01482 651155. Independent advice will be given by a qualified financial services consultant and written quotations are available upon

request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

#### EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metapix 02/03