



7 Ferndale, Hull HU5 2HB
Auction Guide £58,000

- For Sale by Auction - T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction
- Bay fronted townhouse
- No Chain
- Well presented throughout
- Two double bedrooms
- Modern bathroom and kitchen
- EPC: C

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 £65,000 plus Reservation Fee. This traditional bay fronted townhouse is offered to the market with no chain. Having been rented out previously, this property provides a great first time buyer or investment opportunity. Enjoying uPVC double glazing and gas central heating, the property has lounge, modern fitted kitchen, rear lobby and downstairs modern bathroom and to the first floor there are two double bedrooms. Ideally located for Hull University, access to the city centre and all the local amenities and facilities, but nestled off the main street making privacy a great attribute. This property awaits its new owners and an early viewing is definitely a must. This property is for sale by the Yorkshire Property Auction powered by iamsold Limited

LOCATION

Edgecumbe Street is located off Newland Avenue and is within ease of reach of all the local shops and facilities that the area has to offer. With a real hub in the area for entertainment and lying only a mile from the university and 2.5 miles from the city centre of Hull. 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 ACCOMODATION COMPRISES

GROUND FLOOR

LOUNGE

14'4" into bay decreasing to 12'11" x 11'5" (4.37m into bay decreasing to 3.94m x 3.48m)
A uPVC door leads into the lounge, having uPVC walk-in bay window to the front elevation and wood laminate flooring.

KITCHEN

9'0" x 8'9" plus recess (2.74m x 2.67m plus recess)
uPVC double glazed window to the rear elevation, modern fitted shaker style base and wall cupboards with worksurfaces and tiled splashbacks. Stainless steel single electric oven with gas hob and stainless steel chimney extractor, sink unit with drainer, space and plumbing for washing and space for fridge freezer. An archway leads through to the lobby.

LOBBY

uPVC door leading out into the rear yard and fitted storage cupboard.

BATHROOM

6'11" x 5'3" (2.11m x 1.60m)
uPVC double glazed window to the side elevation. Three piece modern suite in white has low level WC, pedestal wash hand basin and panelled bath, tiled to wet areas.

FIRST FLOOR

SMALL LANDING AREA

BEDROOM 1

11'6" maximum x 10'10" (3.51m maximum x 3.30m)
uPVC double glazed window to the front elevation.

BEDROOM 2

11'1" x 8'6" (3.38m x 2.59m)
uPVC double glazed window to the rear elevation and cupboard housing the gas central heating boiler, access to overstairs storage cupboard.

OUTSIDE

To the front of the property is a small enclosed courtyard, and the rear courtyard has gate to pedestrian access.

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 uPVC 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 Cottingham office on 01482 844444 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 Cottingham office on 01482 844444. 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 Cottingham Office on 01482 844444. 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.

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