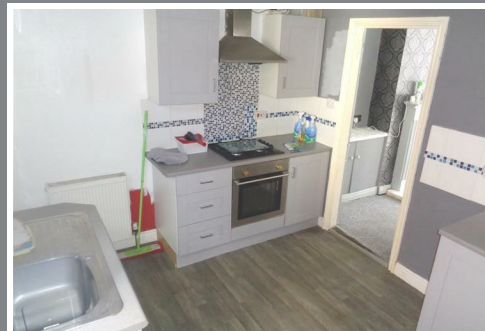




74 Edgecumbe Street, Hull, East Yorkshire, HU5 2EY

- To be sold by Online Auction
- Tuesday 2nd March, 2021
- Lounge and fitted kitchen
- Gas central heating
- Guide Price £50,000 to £55,000
- Offers by 12 noon
- Two bedrooms
- Ground Floor Shower Room
- Forecourt and yard
- VIEW NOW

Auction Guide £50,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-hull.co.uk

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74 Edgecumbe Street, Hull, East Yorkshire, HU5 2EY

Two bedroom terrace located off Newland Avenue, Hull. With gas central heating and accommodation comprising of a lounge, fitted kitchen and shower room to the ground floor. Two bedrooms to the first floor. Forecourt to the front and a yard to the rear. Guide Price £50,000 to £55,000-VIEW NOW.,

Location

Situated in this highly convenient and popular location with many local facilities including shopping and cafe/bars plus the university situated on Cottingham Road.

Ground Floor

Entrance

Enter via the main door leading into the lounge.

Lounge

14'7 x 12'4 (4.45m x 3.76m)

A uPVC double glazed bay window to the front aspect. Double radiator. Carpeted. Feature fireplace with marble back plate and hearth housing a gas fire. Fitted cupboards. Door leading into the kitchen.

Kitchen

12'4 x 9'4 (3.76m x 2.84m)

Fitted grey base, wall and drawer units with contrasting work surfaces. Gas hob and electric oven. Stainless steel chimney extractor over. Wall mounted combi boiler. Double radiator. Tiled splash backs. Stairs leading to the first floor accommodation. Door leading into the shower room. Stainless steel sink unit with mixer tap. Single glazed window to the rear aspect. Double glazed door leading outside.

Shower Room

7'6 x 3'8 (2.29m x 1.12m)

A uPVC double glazed window to the side aspect with opaque glass. Pedestal wash hand basin and shower enclosure with plumbed in shower. Low level flush WC. Spotlight. Single radiator. Tiled splash backs.

First Floor Landing

Doors leading into the two bedrooms.

Bedroom One

13'5 x 12'4 (4.09m x 3.76m)

A uPVC double glazed bay window to the front aspect. Double radiator. Carpeted. Recessed wardrobe/cupboard. Loft hatch.

Bedroom Two

10'4 x 9'4 (3.15m x 2.84m)

Carpeted. Single radiator. A single glazed window to the rear aspect.

External

Forecourt to the front aspect. Yard to the rear with a gate leading into a pedestrian area. Storage area.

Services

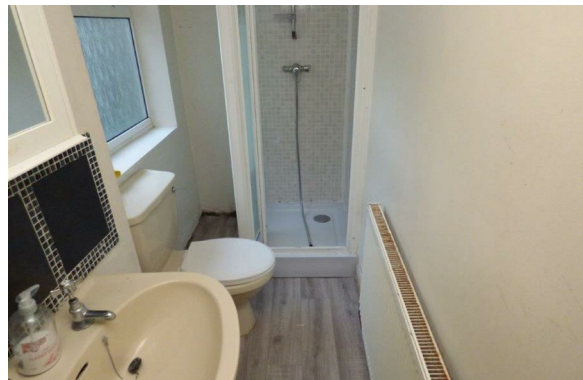
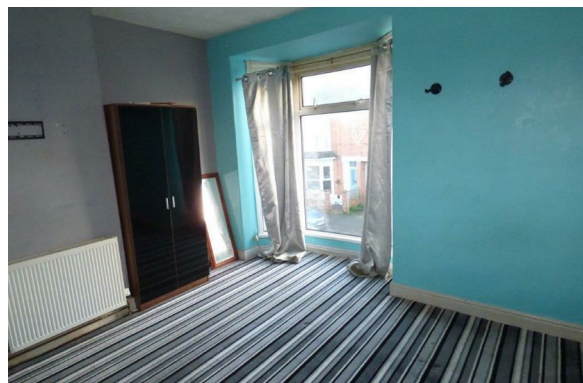
The mains services of water, gas, electric and drainage are connected. The property has a combi boiler providing gas central heating and hot water. We have not tested any apparatus, equipment fixtures or services and it is in the buyers interest to check the working condition of any appliances.

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: 00060168007407. Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate

The current energy rating on the property is D(66)



Possession/Tenure

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. The tenure of the property is FREEHOLD.

Mode Of Sale

The property is offered for sale By Online 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. In addition to the purchase price purchasers may be required to reimburse the vendors search fees, possibly the solicitors fees and an administration fee. These will be outlined online 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

Jane Brooks Law, 13 St Augustines Gate, Hedon HU12 8EU (01482 893366)

Buying via Online Auction/Fees

All prospective purchasers MUST UPLOAD TWO FORMS OF PROOF OF IDENTITY (IE PASSPORT/DRIVING LICENCE and UTILITY BILL WITHIN THE LAST THREE MONTHS) at the time of bidding. (Two buyers etc - two forms of ID each.) They will also need to provide Solicitor details and full details of a credit card/debit card. The successful purchaser will then have immediately 5% of the purchase price up to a maximum of £5000 taken direct as a bidder security fee with the balance of the deposit (10%) being required within 2 business days. Other fees applicable to this property are an admin fee of £350 plus VAT.

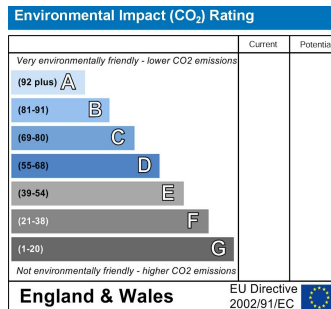
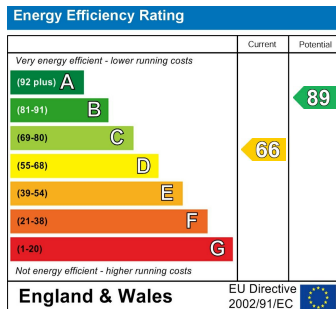
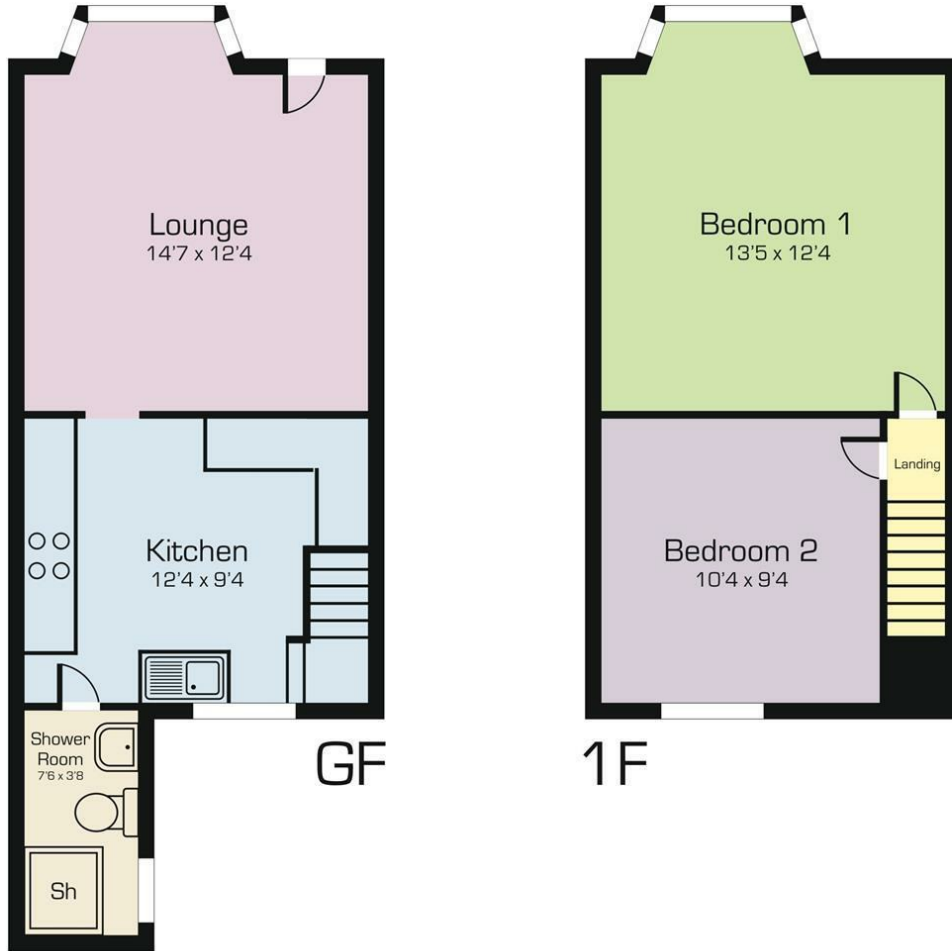
Viewings

Strictly by appointment with the Sole Agents Leonards on (01482) 375212.

Free Valuation/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) 375212/330777. 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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Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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