

By Auction



10 Belvedere Drive, Bilton, East Yorkshire, HU11 4AX

- To be sold by Online Auction
- Tuesday 2nd March, 2021
- Lounge/dining room
- Gardens front and rear
- Guide Price £100,000 to £105,000
- Offers by 12noon
- Three bedroom semi detached
- Kitchen and shower room
- Private drive and a garage
- **VIEW NOW**

Auction Guide £100,000



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10 Belvedere Drive, Bilton, East Yorkshire, HU11 4AX

Three bedroom semi detached located in the popular residential location in Bilton. With uPVC double glazing and accommodation comprising of a entrance porch, hall, lounge/ dining room, kitchen and WC to the ground floor. To the first floor are three bedrooms and a shower room. Gardens to the front and rear with private drive and a garage. GUIDE PRICE OF £100,000 TO £105,000. VIEW NOW.

Location

Enjoying an extremely convenient residential location close to Holderness High Road where direct access to the city centre is provided. Heading in the opposite direction is Bilton and open countryside beyond. Easy access to coastal routes and locations.

Ground Floor

Entrance

Enter via a uPVC double glazed patio door into the porch.

Entrance Porch

Further door into the hall. Tiled flooring.

Hallway

14'0 x 6'5 max (4.27m x 1.96m max)

Two sidelights. Stairs leading to the first floor accommodation. Coving to the ceiling. Under stairs storage cupboard with electric meter. Internal doors leading into the lounge/dining room, kitchen and WC.

Lounge/Dining Room

24'8 x 12'8 (7.52m x 3.86m)

A uPVC double glazed bay window to the front aspect. Double glazed patio door to the rear. Tiled fireplace.

Kitchen

12'0 x 8'4 (3.66m x 2.54m)

Wall, base and drawer units with work surfaces. Sink unit. Provision for a cooker. A uPVC double glazed window to the rear aspect. Walk in larder with window to the side. Strip lighting. Tiled splash backs. A uPVC double glazed door to the side aspect.

WC

A uPVC double glazed window to the side aspect. Low level flush WC.

First Floor Landing

Loft hatch. Doors leading into three bedrooms and a shower room. A uPVC double glazed window to the side aspect.

Bedroom One

15'6 x 11'5 (4.72m x 3.48m)

A uPVC double glazed bay window to the front aspect. Recessed cupboard.

Bedroom Two

11'1 x 9'9 (3.38m x 2.97m)

A uPVC double glazed window to the rear aspect. Storage cupboard. Further cupboard housing a modern installed hot water system.

Bedroom Three

9'4 x 8'1 (2.84m x 2.46m)

A uPVC double glazed window to the front aspect. Recessed wardrobe.

Shower Room

8'4 x 5'5 (2.54m x 1.65m)

There are uPVC double glazed windows to the side and rear aspects. Comprising of shower enclosure with plumbed in shower, pedestal wash hand basin and low level flush WC. Electric heated radiator.



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LEONARDS

External

Private side drive leading down to the garage. Garden to front with trees. Wall to boundaries. At the rear there is a mature garden with trees, wooden shed and wall/fence to the surrounds.

Garage

17'7 x 8'7 (5.36m x 2.62m)

Brick built with up and over door window to the side and door to the side. Power supply and lighting.

Services

The mains services of water, electric and drainage are connected. We assume gas is also connected. There is a cylinder tank in the second bedroom providing 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 C for Council Tax purposes, Local Authority Reference Number: 00250132001008. Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate

The current energy rating on this property is G(19).

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 we assume 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

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

Buying via Online Auction/Fees

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Viewings

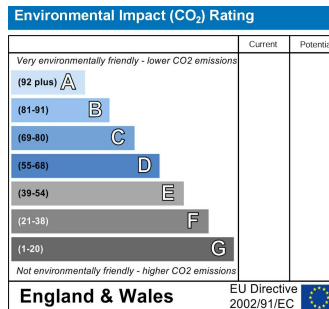
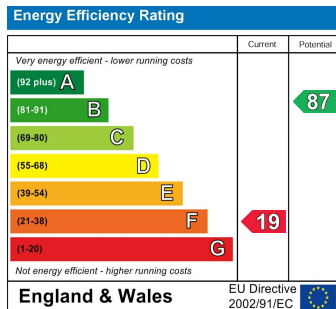
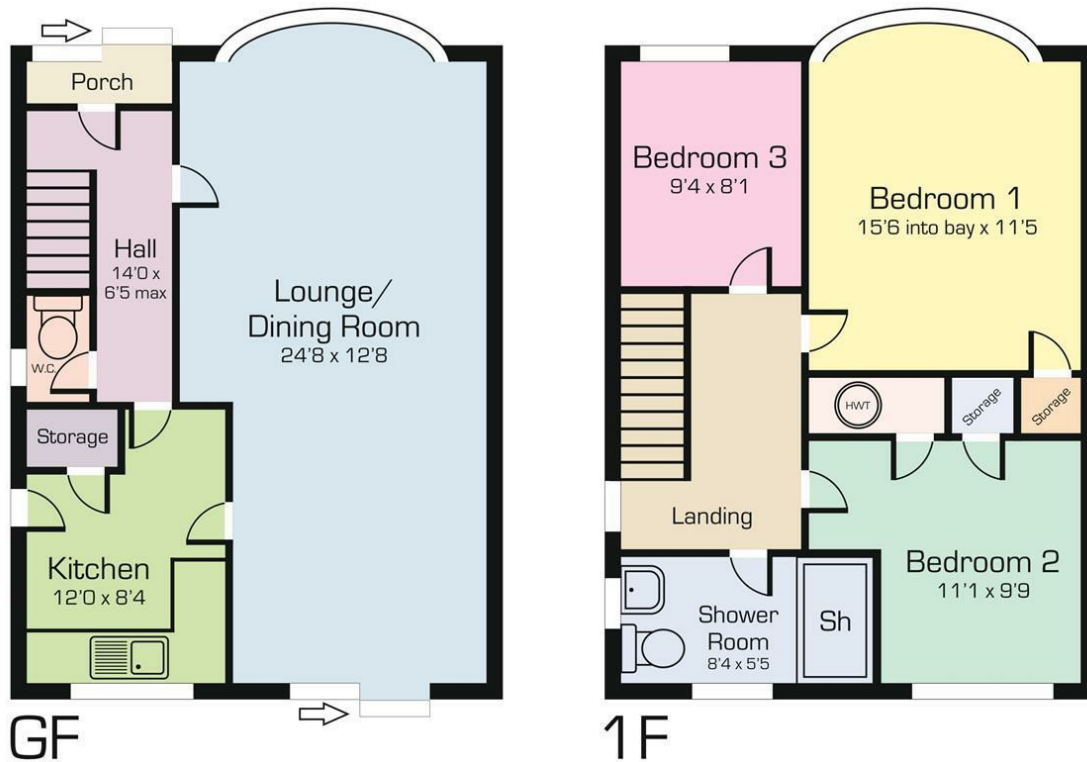
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