



## 70 Lee Smith Street, Hull, East Yorkshire, HU9 1SD

- To be sold by Online Auction
- Tuesday 2nd March, 2021
- One bedroom and a studio flat
- Forecourt to the front
- Guide Price £50,000 to £55,000
- Offers by 12 noon
- Two flats
- Bathroom & kitchen areas
- Rear Yard
- VIEW NOW

**Price Guide £50,000**



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# 70 Lee Smith Street, Hull, East Yorkshire, HU9 1SD

Two flats, ground floor has one bedroom and the first floor is set up as a studio flat. Located off the old Hedon Road (A1033) with easy access into Hull City Centre and the East Hull coast. Accommodation comprises of to the ground floor a hall, lounge, bedroom, kitchen area and shower area. To the first floor there is a lounge/bedroom area, kitchen area and a bathroom. Forecourt to the front and a yard to the rear. GUIDE PRICE OF £50,000 TO £55,000. VIEW NOW.

## Location

Lee Smith Street is off (old) Hedon Road (A1033) just before the roundabout that leads to Southcoates Lane.

## Ground Floor

### Entrance

Enter via the main door into the hall.

### Entrance Hall

Stairs leading to the first floor accommodation. Door leading into the lounge.

### Lounge

14'1 x 12'0 (4.29m x 3.66m)

Wall mounted gas heater. Telephone point and TV aerial. Door leading into the kitchen area. Door leading into the bedroom. A uPVC double glazed bay window to the front aspect. Under stairs meter cupboard.

### Bedroom

7'9 x 7'0 (2.36m x 2.13m)

A uPVC double glazed window to the rear aspect. Wall mounted combi boiler.

### Kitchen Area

7'9 x 5'0 (2.36m x 1.52m)

Double glazed door leading outside. Opening into the shower area.

### Shower Area

7'9 x 2'3 (2.36m x 0.69m)

Window to the rear aspect. Low level flush WC. Shower base with an electric shower.

### First Floor Landing

Door leading into the lounge/bedroom area.

### Lounge/bedroom Area

15'1 x 10'5 plus bay (4.60m x 3.18m plus bay)

A uPVC double glazed bay window to the front aspect. Wall mounted heater. Built in storage cupboard. Opening into the kitchen area.

### Kitchen Area

9'9 x 8'8 (2.97m x 2.64m)

A uPVC double glazed window to the rear aspect. Opening leading into the bathroom.

### Bathroom

6'9 x 5'8 (2.06m x 1.73m)

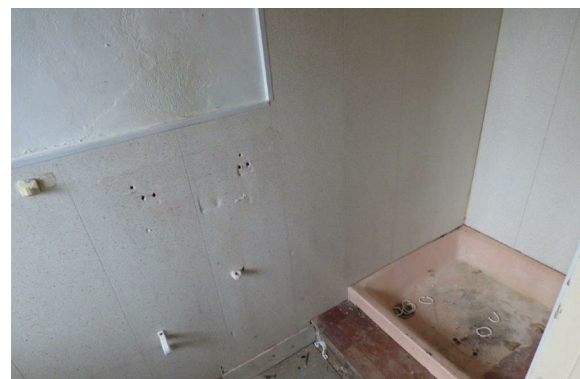
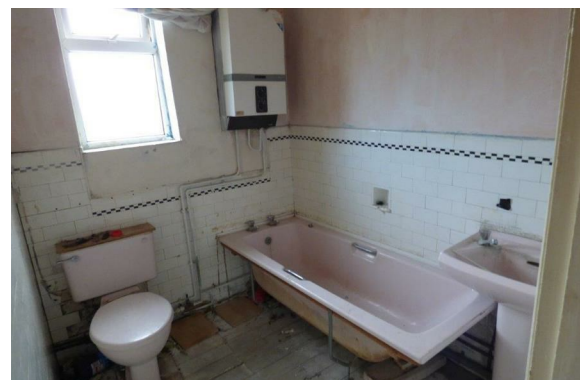
A uPVC double glazed window to the rear aspect. Low level flush WC. Panel bath. Pedestal wash hand basin. Hot water boiler. Tiled splash backs.

### External

Forecourt to the front and a block paved yard to the rear.

### Services

The mains services of water, gas, electric and drainage are assumed to be connected. There is a combi boiler in the ground floor bedroom. 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 flats have both been placed in Band A. Flat A is Local Authority Reference Number: 0022035600700B and Flat B is Local Authority Reference Number: 00220356007015. Prospective purchasers should check this information before making any commitment to purchase the property.

### **Energy Performance Certificate**

The energy ratings on the flats are C (70) for the ground floor and C (74) for the first floor.

### **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**

Rollits, Citadel House, 58 High Street, Hull HU1 1QE (01482 323239)

### **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 search fees of £346.80, sellers costs of £900 plus VAT, disbursements of £6 and an admin fee of £350 plus VAT.

### **Viewings**

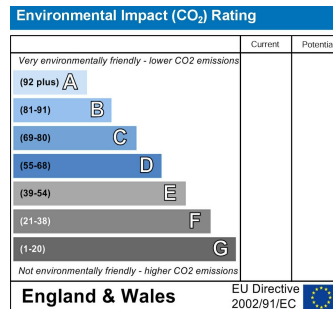
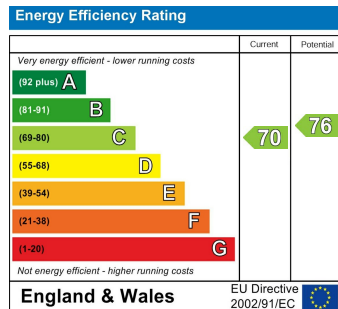
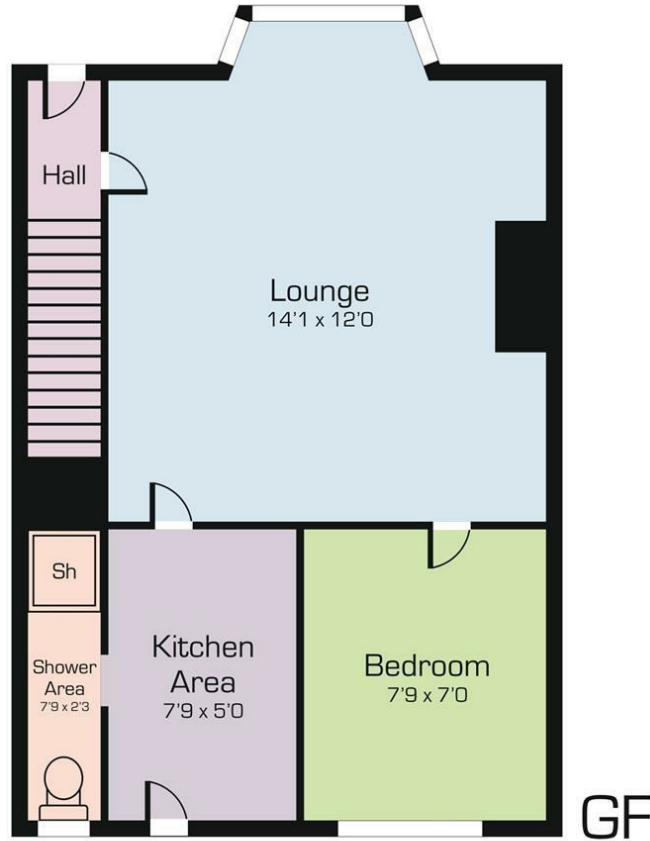
Strictly by appointment with the Sole Agents Leonards on (01482) 375212.

### **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.



# Flat A, 70 Lee Smith Street, Hull HU9 1SD



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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