

# LEONARDS

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# LEONARDS

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## By Public Auction

**29 The Queensway, Hull, HU6 9BH**

- For Sale By Public Auction
- Brantingham Park - HU15 1HX
- Would Benefit from Some Improvement Works
- Front Facing Lounge and Kitchen
- Bathroom with Three Piece Suite
- Wednesday 2nd April 2025
- Registration from 6:00pm to start at 6:30pm
- Side Entrance Hall
- Two Rear Facing Bedrooms
- Gardens with Driveway to Garage

**Auction Guide £85,000**



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# 29 The Queensway, Hull, HU6 9BH

\*FOR SALE by PUBLIC AUCTION\* - Wednesday 2nd April 2025 - To be held at Hull Ionians RUFC - BRANTINGHAM PARK - Brantingham Road, Elloughton, HU15 1HX - Registration from 6:00pm - Auction to commence from 6:30pm - FOR FURTHER DETAILS AND TO REGISTER YOUR INTEREST PLEASE CONTACT LEONARDS on 01482 375212\* Guide Price £85,000.

Vacant two bedroom semi detached bungalow, located off Hall Road and Beverley Road. The property is well placed for local amenities nearby. The accommodation comprises:- Entrance hall, lounge, kitchen, two bedrooms and a bathroom. Front and rear garden areas with driveway to garage. Gas fired central heating system and double glazing. Viewing via Leonards.

## Location

Located off Hall Road and Beverley Road, the property is well placed for local amenities nearby including the Tesco supermarket and Sirius Academy North. The Kingswood retail park is within a short commute and offers a variety of shopping, leisure and retail facilities.

## Entrance Hall

Main side entrance door provides access into the bungalow. Store cupboard, radiator and access to roof void which contains the gas fired central heating boiler.

## Lounge

9'6" x 17'2" (2.899m x 5.250m)

Window to the front elevation, radiator and fire surround with electric fire.

## Kitchen

7'8" x 8'6" (2.362m x 2.615m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Appliances of electric oven and gas hob. Space for fridge/freezer and washing machine. Window to the front elevation.

## Bedroom One

9'6" x 11'9" (2.903m x 3.583m)

Window to the rear elevation, wardrobes and radiator.

## Bedroom Two

7'9" x 8'8" (2.378m x 2.654m)

French doors to the rear elevation and radiator.

## Bathroom

4'9" x 8'1" (1.468m x 2.472m)

Suite of bath with shower unit over, wash hand basin and WC. Window to the side elevation.

## Outside

The property has garden areas to the front and rear. A driveway leads to the single garage.

## Garage

9'11" x 17'6" (3.034m x 5.353m)

With up and over door, side single glazed window, light and power.

## Auction Buyers Fees

Auction Buyers Fees - In addition to any possible vendor solicitor costs and searches, the purchaser will be responsible for the payment of a combined buyers premium and auction administration charge of £825 (£687.50 + VAT). For further clarification, please contact the auctioneers.

## Energy Performance Certificate

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

## Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



### Public Auction

The property is offered for sale By Public Auction. The property will be sold subject to the Contract and Conditions of Sale in the auction pack & any supplementary Special Conditions of Sale, which will be available as part of the auction pack and will be available for inspection 7 days prior to the date of auction at 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 as it is not intended to have these read out at the sale.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number 00180600002907. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

### Solicitors

James Legal - Planet House, 2 Woodhouse Street, Hedon Road, Hull, HU9 1RJ  
Tel: (01482) 225566  
Rebecca Sutton - acting

### Registering & Buying At Leonards Auctions

Registering & Buying At Leonards Auctions - All prospective purchasers MUST PRE REGISTER at our office on HOLDERNESS ROAD before 12:00 noon of the auction date by providing TWO FORMS OF PROOF OF IDENTITY (NAME & ADDRESS) to be able to register to bid on the night of the auction. (Two buyers etc - two forms of ID each.) DEBIT CARD, CONFIRMED INTERNET BANK TRANSFER OR CHEQUE WILL BE ACCEPTED FOR PAYMENT OF THE DEPOSIT AND ANY ASSOCIATED FEES ON THE DAY OF THE AUCTION. Please call 01482 375212 for further information.

### Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Tenure

The tenure of this property is Freehold.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

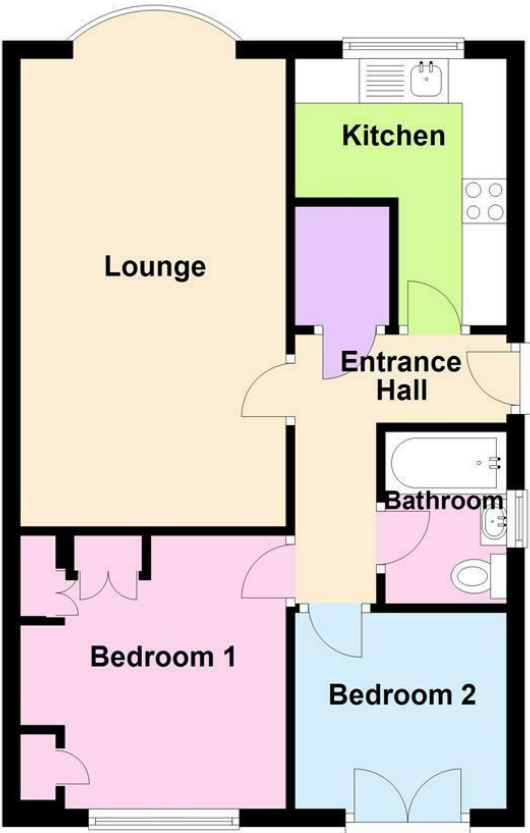
### Auction Appraisal

Property renovation, plot of land, tenanted investment, looking to achieve a quick sale at full value, have you ever thought about auction? Why not contact Leonards and speak with one of our auction team for advice or a free no obligation auction appraisal, we hold regular property auction sales throughout the year.





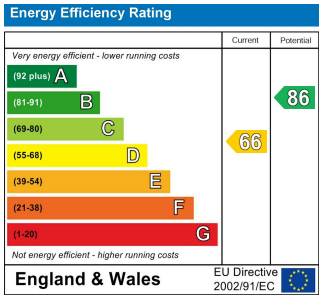
Ground Floor



Potential Layout for guidance purposes only.  
Room Measurements are approx.

Plan produced using PlanUp.

29 The Queensway, Hull



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. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.