



209 Ella Street, Hull, East Yorkshire, HU5 3AT

- For Sale Via Public Auction
- The Village Hotel - Near Hessle
- Located off Newland Avenue
- Amenities Nearby
- Rear Garden Area
- 6:00pm Tuesday 9th November 2021
- Three Bedroom Mid Terrace House
- Requires Improvement and Updating
- Vacant Possession
- Viewing By Appointment Only

Auction Guide £130,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

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

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

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FOR SALE by PUBLIC AUCTION - TUESDAY 9th November 2021 6PM AT THE VILLAGE HOTEL, PRIORY PARK EAST, NEAR HESSLE - FOR FURTHER DETAILS AND TO REGISTER YOUR INTEREST PLEASE CONTACT LEONARDS Guide Price £130,000 - £135,000.

Vacant three bedroom mid terrace house, standing towards the far end of Ella Street which is located off Newland Avenue. The property requires a scheme of improvements and comprises:- Entrance hall, lounge/diner, kitchen, rear lobby, ground floor WC, First floor landing, three bedrooms and bathroom. Outside, there is a small front garden and a slightly larger enclosed garden area to the rear. For further details and to register your interest, please contact Leonards. Viewing by appointment only.

Location

Entrance

Main front entrance door provides access into the property.

Entrance Hall

Stairs lead off to the first floor accommodation, internal window and multi paned glazed door leading into:

Lounge and Dining Area

11'7" x 27'0" into bay (3.533m x 8.250m into bay)

Bay window to the front elevation along with window to the rear elevation, gas fire (not tested) and under stairs cupboard.

Kitchen

9'0" x 13'6" (2.751m x 4.131m)

Containing a range of base and wall units, work surfaces incorporating a single drainer sink unit with mixer tap. Space for appliances and water heater (not tested). Window to the side elevation.

Lobby

6'2" x 4'4" (1.898m x 1.342m)

Rear access door.

Ground Floor Cloakroom/WC

4'5" x 5'8" (1.371m x 1.739m)

Window to the rear elevation and suite of WC and wash hand basin.

First Floor Landing

Bedroom One

12'1" x 13'9" + recess (3.705m x 4.209m + recess)

Two windows to the front elevation and alcove.

Bedroom Two

8'3" + recess x 12'0" (2.519m + recess x 3.664m)

Window to the rear elevation, cylinder cupboard and access to roof void.

Bedroom Three

9'1" x 7'5" (2.784m x 2.284m)

Window to the rear elevation.

Bathroom

5'9" x 5'8" (1.758m x 1.751m)

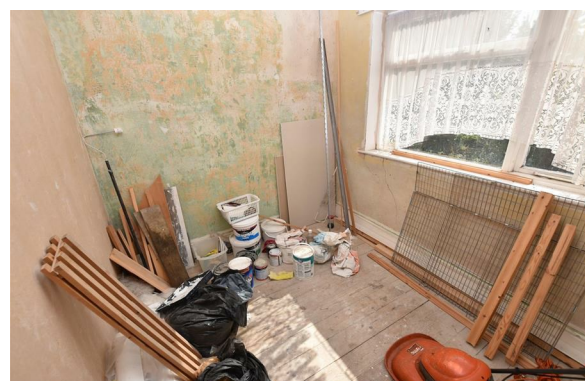
Window to side elevation and suite of bath and basin.

Outside

The property has a small garden area to the front and enclosed area to the rear which is mainly laid to lawn.

Services

The mains services of water, gas and electric are connected.



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Tenure

The tenure of this property is Freehold.

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 00070080020907. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Energy Performance Certificate

The current energy rating on the property is F (31). As the property has a current F rating it can not be let.

Mode of Sale

Mode Of Sale - The property is offered for sale By Public 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 as it is not intended to have these read out at the sale. In addition to the purchase price purchasers may be required to reimburse the vendors search fees and possibly the solicitors fees. These will be declared by the auctioneer 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

Gosschalks
Queens Gardens
Kingston upon Hull
HU1 3DZ

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.

Registering & Buying At Leonards Auctions

Registering & Buying At Leonards Auctions - All prospective purchasers MUST provide TWO FORMS OF PROOF OF IDENTITY at registration immediately prior to the auction to be able to register to bid. (Two buyers etc - two forms of ID each.) CASH AND CARD WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT. DEPOSITS CAN ONLY BE PAID BY A COMPANY CHEQUE OR A PERSONAL CHEQUE.

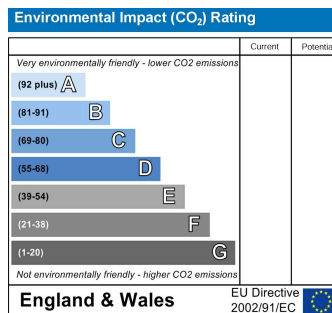
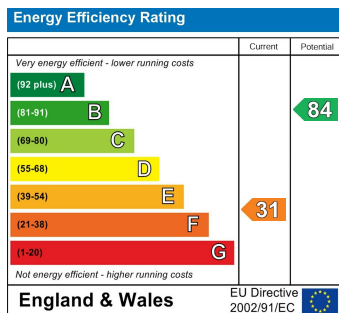
Auction Guide Price

Auction Guide Price £130,000 - £135,000.

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 both 'in room or on-line' throughout the year .





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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