



79 Summergangs Road, Hull, HU8 8JX

- Sold by Modern Method of Auction (T&Cs apply)
- Subject to Reserve Price
- Vacant Mid Terrace House
- Requires Improvement
- Entrance Hall with Stairs off
- Lounge and Dining Area
- Kitchen with Rear Entrance and GF WC off
- Three Bedrooms and Bathroom
- Rear Garden Area
- Located off Holderness Road

Auction Guide £90,000



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Three bedroom mid terrace house, requiring a scheme of decoration and improvements. The accommodation comprises:- Entrance hall, lounge area, dining area, kitchen, rear entrance, ground floor cloakroom/WC, first floor, three bedrooms and a bathroom. Small front yard area and shared side passage access to the rear garden. Gas fired central heating system (not tested) and majority double glazing. For sale via the modern method of auction in conjunction with iam sold. Viewing via Leonards.

Location

Located along Summergangs Road, the property is well placed for a host of local amenities nearby including East Park, the Woodford leisure centre and schooling.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Radiator. Access into:

Lounge Area

11'3" back of cb x 11'1" + bay (3.437m back of cb x 3.397m + bay)
Bay window to the front elevation. Fire surround. Opening into:

Dining Area

11'9" to back of cb x 11'10" (3.594m to back of cb x 3.613m)
Window to the rear elevation. radiator. Under stairs cupboard.

Kitchen

9'8" x 9'7" (2.955m x 2.946m)
Containing a range of base and wall units. Work surfaces with sink unit. Space for appliances. Window to the side elevation.

Rear Entrance

5'8" x 5'6" (1.729m x 1.699m)
Work surface with base cupboards. Space for appliance. Window to the rear elevation. Side entrance door.

GF Cloakroom WC

Suite of WC. Wash hand basin. Window to the rear elevation. Radiator. Part tiled wall.

First Floor Landing

Access to roof void.

Bedroom One

15'6" x 11'1" + bay (4.728m x 3.395m + bay)
Bay window to the front elevation. Wardrobe. Cupboard. Radiator.

Bedroom Two

10'4" x 11'9" (3.164m x 3.589m)
Window to the rear elevation. Cupboard with cylinder and boiler. Additional cupboard.

Bedroom Three

9'8" x 9'10" (2.957m x 3.011m)
Window to the rear elevation. Radiator.

Bathroom

6'6" x 5'5" (1.996m x 1.656m)
Suite of bath. Basin. WC. Window to the side elevation. Part tiled walls. Window to the side elevation. Radiator.

Outside

Small front forecourt. Rear garden area. Side shared passageway access.

Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.



Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Energy Performance Certificate

The current energy rating on the property is pending.

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.

Purchaser 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 00190204007902. 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 procurement fee they receive.

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.


Auction Viewings

This property is for sale under the Modern Method of Auction with our partner agent IAM SOLD. All viewings are conducted by Leonards. Please note that when you book a viewing for an auction property, your personal details including your name, address, telephone number, and email address will all be shared with IAM SOLD. Following the viewing, an auction specialist from their team will contact you to discuss the property. All of the calls with IAM SOLD will be recorded for training and monitoring purposes.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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