

LEONARDS

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Estate Agents
Lettings & Management
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Valuers & Auctioneers
Land & Rural Consultants



35 Boothferry Road, Hull, HU3 6UA

- For Sale By Public Auction
- Brantingham Park - HU15 1HX
- Potential Mixed Use Property
- Three First Floor Bedrooms - Bathroom - Sep WC
- Requires Improvements Throughout
- Wednesday 13th May 2026
- Registration from 6:00pm to start at 6:30pm
- Comprising Shop Area - Sitting Room - Kitchen - GF WC
- Corner Plot with Garden Areas and Garage
- Viewing Via Leonards

Auction Guide £89,500

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By Public Auction



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

35 Boothferry Road, Hull, HU3 6UA

FOR SALE by PUBLIC AUCTION - 13th May 2026 - 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 £89,500.

Vacant potential mixed use unit on the corner of Boothferry Road and Airmyn Avenue. Requiring a scheme of improvements and updating throughout the property provides an interesting opportunity for the discerning buyer. Entrance into the former shop area with access to remainder of the ground floor. Arranged to provide a rear sitting room and separate kitchen area. Rear access with GF WC. On the first floor can be found the three bedrooms along with a bathroom and separate WC. Corner plot with garage at the rear. Viewing via Leonards.

Location

The property is located on Boothferry Road, with the Hull Royal Infirmary, Sports Stadium (Home of Hull City AFC and Hull FC) and City Centre nearby. There is good public transport to the city centre and the surrounding villages of Cottingham, Anlaby and Hessle. Excellent road links are available to all parts of the city with access to the M62 via the A63 dual carriageway.

Shop Front

17'4" into bay x 17'5" into bay (5.305m into bay x 5.314m into bay)
Main entrance door. Windows. Access into hallway off.

Inner Hallway

Stairs off to the first floor.

Sitting Room

19'2" into bay x 13'5" (5.849m into bay x 4.097m)
Window to the side elevation (boarded). Electric heater (not tested).

Kitchen

20'7" in cludes pantry x 11'8" max (6.281m in cludes pantry x 3.557m max)
Range of units with sink. Space for appliances. Windows to the side and rear elevations. Pantry off. Door to:

Rear Entrance

Access to the rear. Cupboard off.

GF WC

Suite of WC.

First Floor Landing

Electric heater (not tested). Access to roof void. Doors to all rooms off.

Bedroom One

19'9" into bay x 16'10" into bay (6.032m into bay x 5.155m into bay)
Windows to the front and side elevations. Electric heater (not tested).

Bedroom Two

15'5" to back of wardrobes x 13'5" to cb (4.707m to back of wardrobes x 4.106m to cb)
Bay window to the side elevation. Range of wardrobes/cupboards.

Bedroom Three

13'9" x 11'9" (4.208m x 3.582m)
Window to the side elevation. Airing cupboard with tank.

Bathroom

6'11" x 8'4" max (2.118m x 2.564m max)
Suite of bath, basin and WC. Window.

Sep WC

WC and window.

Outside

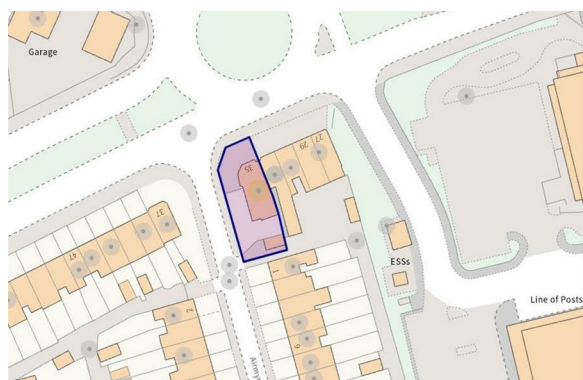
Corner plot with garage at the rear (in need of attention).

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.

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 £975 (£812.50 + VAT). For further clarification, please contact the auctioneers.



Energy Performance Certificate

The current energy rating on the property is G (16) for the flat. The rating for the shop area is C (54).

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 A for the flat above for Council Tax purposes. Local Authority Reference Number 0003016000350B. Prospective buyers should check this information before making any commitment to take up a purchase of the property. The shop has a future rateable value from 1st April 2026 of £3,650.

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.

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 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>

Solicitors

Ms Diane Maughan
Jane Brookes Law
356, Holderness Road
Hull
East Yorkshire
HU9 3DQ

01482 896052

Tenure

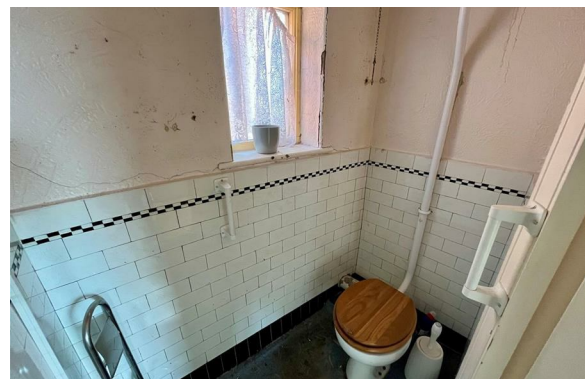
The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Auction Appraisal

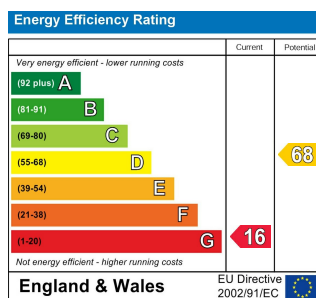
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Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are 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.