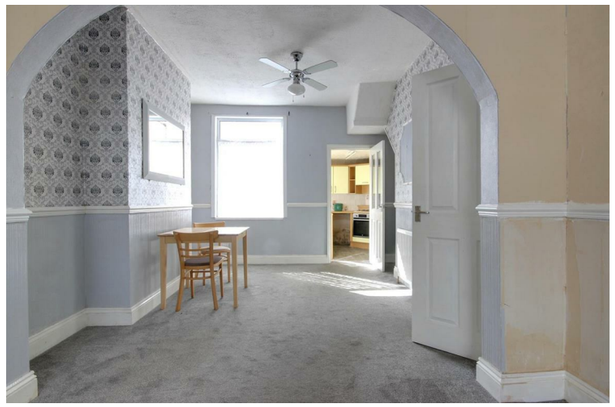

Quick & Clarke

PROPERTY SPECIALISTS

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
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27 Lambton Street, Hull HU5 2HZ

Auction Guide £72,000

Beverley | Cottingham | Hornsea | Willerby

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyer's fees apply
- Traditional bay fronted mid townhouse
- No onward chain
- Two double bedrooms and first floor bathroom
- Superb enclosed garden
- Ideal for first time buyer or investment opportunity
- Viewing a must
- Council Tax Band: A EPC Rating: D

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

This traditional bay fronted town house is presented to the market with no onward chain. The property enjoys Majority uPVC double glazing and in brief offers Entrance Hallway, Lounge/Dining Room, Kitchen and to the first floor there are two DOUBLE bedrooms and a house Bathroom. The Bathroom requires completion as is a new suite not finished. The remainder of the accommodation offers a blank canvas to add your style and innovations within.

The property benefits from a rear enclosed garden, providing great outdoor space. This property would be an ideal first time buyer purchase, investment opportunity for possible student accommodation or for the private rental market. Viewing is a must!

LOCATION

Lambton Street is located off Newland Avenue so within ease of reach of all the local amenities and facilities that Newland Avenue has to offer with a good range of local shops and facilities and regular bus services connecting to further afield. Ideal for the University and also for the City Centre of Hull which lies approximately two miles from the property.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A door with glazed inserts leads into entrance hallway with staircase leading to the first floor accommodation. Door into lounge dining room.

LOUNGE DINING ROOM

24'10" decreasing to 22'8" x 10'7" (7.57m decreasing to 6.91m x 3.23m)
uPVC double glazed window to the rear elevation and uPVC double glazed bay window to the front elevation. Access to understairs storage cupboard which houses the utility meters.

KITCHEN

9'5" x 7'8" (2.87m x 2.34m)
With uPVC double glazed window to the side elevation. Fitted base and wall units with work surfaces and tiled splashbacks. Gas hob with oven, sink unit with drainer and space for fridge freezer. Door into garden.

FIRST FLOOR

LANDING

Split level landing.

BEDROOM 1

15'9" x 10'6" (4.80m x 3.20m)
Two uPVC double glazed windows to the front elevation.

BEDROOM 2

11'5" x 10'3" (3.48m x 3.12m)
uPVC double glazed window to the rear elevation.

BATHROOM

9'11" x 7'8" (3.02m x 2.34m)
With window to the rear elevation. Three piece suite has panelled bath, low level w.c. and pedestal wash hand basin with electric shower over bath. The bathroom is new however is not finished and therefore any prospective purchaser can add their own design flairs within and create a great contemporary bathroom.

OUTSIDE

The property has a gate to the side which is shared with next door and provides a walkway through the passage down into the rear garden.

The rear garden is of nice proportions and is lawned being of a south easterly orientation with a terraced garden area offering great outdoor space.

VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

AUCTIONEER'S 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 4.2% 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. Payment varies but will be no more than £450.00. These services are optional.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from majority uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

FLYING FREEHOLD

The front bedroom extends over the passageway meaning this part of the property is a flying freehold.

A flying freehold is a legal term for a freehold property where a part of the structure overhangs or extends under someone else's land or property. This is common place with terraced properties that have access to gardens to the side.

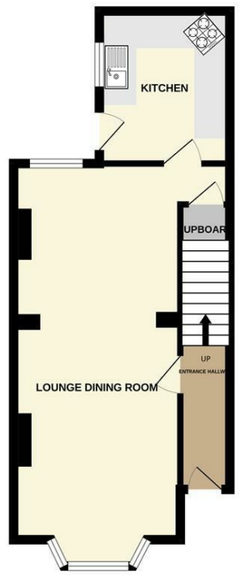
VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

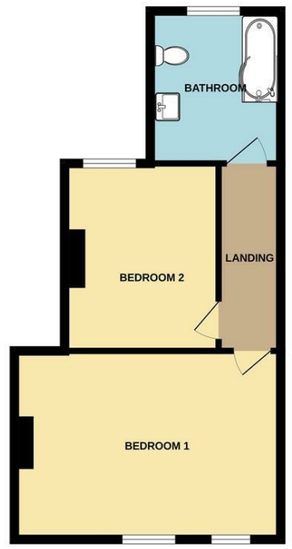
FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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