







Quick & Clarke

PROPERTY SPECIALISTS

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122 Blenheim Street, Hull HU5 3PN

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
- The Modern Method of Auction
- Bay fronted terrace house with gas central heating and majority double glazing
- No onward chain
- In need of modernisation but having so much potential
- Ground floor Bathroom and Two DOUBLE Bedrooms
- Ideal for Hull University and access to the City Centre
- EPC: D Council Tax: A (Hull City Council)

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

This traditional bay fronted terrace house is presented to the market with no onward chain. In need of modernisation throughout but making an ideal investment opportunity or first time buy. With majority uPVC double glazing and gas central heating, the property has Entrance Vestibule, Lounge with walk in bay, Kitchen with built in oven and hob, rear lobby with downstairs bathroom off. To the first floor there are two double Bedrooms.

The property has a small enclosed courtyard to the rear. Parking is on street on a first come first served basis. Ideally located for all the amenities that the Avenues has to offer with local public transport providing access to Hull City Centre, ease of reach to Hull University, Blenheim Street is a popular area to live!

Viewing is a must to appreciate the potential of which is on offer.

LOCATION
Ideally located within ease of reach of the University, the amenities of the Avenues and Hull city centre which is approximately 2 miles from the property. This property is in ease of reach of local shops, facilities, eateries, entertainment and a regular bus service connecting the area.

THE ACCOMMODATION COMPRISES

GROUND FLOOR
A door with glazed inserts opens out and leads into a vestibule with a wooden door with gazed inserts, leading into the lounge.

LOUNGE
12'6" x 11'1" maximum (3.81m x 3.38m maximum)
PVCu double glazed walk-in bay window to the front elevation, fire surround and door into Kitchen.

KITCHEN
11'1" x 7'10" (3.38m x 2.39m)
PVCu double glazed window to the rear elevation and door concealing the staircase leading to the first floor accommodation. Fitted base and wall cupboards with work surfaces, gas hob with single oven, sink unit with drainer, space for fridge freezer. An opening leads into the rear Lobby.

LOBBY
PVCu door to Garden, and wall mounted gas central heating boiler. A door leads into the Bathroom.

BATHROOM
7'5" x 5'2" (2.26m x 1.57m)
PVCu double glazed window to the side elevation, 3-piece suite in white, enjoys panelled bath, pedestal wash hand basin and low level WC, tile splash backs to wet areas.

FIRST FLOOR

LANDING
PVCu double glazed window to rear elevation.

BEDROOM 1
11'2" x 10'5" (3.40m x 3.18m)
PVCu double glazed window to the front elevation, cast iron fireplace.

BEDROOM 2
9'11" x 8'1" (3.02m x 2.46m)
PVCu double glazed window to the rear elevation.

OUTSIDE
To the rear of the property is a small enclosed courtyard with wooden timber gate which leads out to the side passage for access for pedestrians and for taking the wheely bins down.

AUCTIONEER 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 uPVC double glazing.

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

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

FINANCIAL SERVICES - COTTINGHAM
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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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.