



Quick & Clarke

PROPERTY SPECIALISTS

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk



30 Compass Road, Hull HU6 7AW
Auction Guide £125,000

- For Sale by Modern Auction – T&C's apply
- Subject to Reserve Price
- Buyer's fees apply
- The Modern Method of Auction
- Council Tax Band: B
- EPC Rating: C

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

This semi detached true bungalow is presented to the market with no onward chain. Well presented throughout however, the property does have some structural cracking to both the front and rear elevations. This property is priced to sell taking this in to consideration but offers a great project for someone. With entrance, spacious lounge, inner hallway, breakfast kitchen, two double bedrooms and modern shower room with separate WC.

Please ask our team for more information in relation to the process of sale.

Gardens to the front and rear with side driveway and single garage. Viewing is recommended.

LOCATION

Compass Road is located off Mizzen Road which is located off Beverley High Road ideally located for commutability into Hull City centre, Kingswood, Beverley and the A1079. Tesco Supermarket is close by with a good range of shopping facilities and Cottingham village can be found only three miles from the property where a good range of local amenities and facilities can be found.

THE ACCOMMODATION COMPRISES

ALL GROUND FLOOR

ENTRANCE PORCH

uPVC door with glazed inserts leads into entrance porch with door into lounge.

LOUNGE

17'0" x 11'11" (5.18m x 3.63m)
Having uPVC double glazed window to the front elevation. Adams style fire surround with living flame fire. TV aerial point. Door leads into inner hallway.

BREAKFAST KITCHEN

10'11" x 10'1" (3.33m x 3.07m)
uPVC double glazed window to the rear elevation and uPVC door to garden. Fitted base and wall units in white with work surfaces and splashbacks. One and a quarter bowl sink unit with drainer. Hob with single oven. Space and plumbing for washing machine and space for fridge freezer.

BEDROOM 1

13'1" max x 10'1" (3.99m max x 3.07m)
uPVC double glazed window to the rear elevation and fitted storage cupboard.

BEDROOM 2

12'0" x 8'11" (3.66m x 2.72m)
uPVC double glazed window to the side elevation and mirrored sliding door wardrobe providing hanging and storage facilities.

SHOWER ROOM

5'5" x 5'5" (1.65m x 1.65m)
uPVC double glazed window to the side elevation. Walk-in shower and wash hand basin set in vanity with tiled splashbacks.

SEPARATE W.C.

uPVC double glazed window to the side elevation and low level w.c. Tiled splashbacks.

OUTSIDE

The property sits on a superb corner plot and enjoys gardens to the front and rear elevations. A side driveway provides off street parking and leads to the single garage.

The rear garden is predominantly laid to lawn.

SINGLE GARAGE

With up and over door.

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

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

AGENT'S NOTE

There is cracking to walls to the front and rear of the property. These are historic and have not been checked so to any prospective purchaser we would recommend that they carry out their own investigations to ensure that they are fully aware of the cause and solution for these.



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.

While 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. Made with Maplogic C3200