



30 Newland Park, Hull HU5 2DW
Auction Guide £450,000

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyer's fees apply
- The Modern Method of Sale
- Imposing semi detached property currently 3 apartments
- This would make a beautiful family home in excess of 3700 square feet
- The possibilities are endless
- Four Garages
- Good Size Plot
- EPC: C & D Council Tax: B

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

This imposing semi detached period property offers in excess of 3700 square feet over three floors. Currently presented as three apartments, but offering buyer's the options of an unique investment opportunity for either student or private residential or conversion to a beautiful family home, in such a desirable area.

The property could offer 6 plus bedrooms, dependant on the design layout the new buyers decide but the options are endless.

There is a good size plot and the property benefits from a detached double garage and four singles.

Viewing is a must to appreciate the various options for any discerning buyer.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

LOCATION

The property is located in this most highly regarded residential area of Hull. Consisting of two Crescents which lead off from Cottingham Road close to Hull University, the area is established and leafy and has many properties of architectural merit.

THE ACCOMMODATION COMPRIMES

GROUND FLOOR - CURRENTLY APARTMENT 1

ENTRANCE HALLWAY

A side door leads into entrance hallway with staircase leading to the first and second floors. Two walk-in storage cupboards. Door leads into:

LOUNGE

24'2" into bay x 14'4" (7.37m into bay x 4.37m)

With bay window to the front elevation and t.v. aerial point.

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.

BEDROOM / RECEPTION

15'0" x 14'9" (4.57m x 4.50m)
With window to rear.

BEDROOM / RECEPTION

14'9" x 8'3" (4.50m x 2.51m)
With window to front.

BEDROOM / RECEPTION

14'1" x 12'4" (4.29m x 3.76m)
With window to front.

KITCHEN

14'2" x 10'6" (4.32m x 3.20m)
With window to the rear and side elevations. Fitted base and wall units with work surfaces. Provision for cooking. Double doors leading to rear lobby with door to garden.

CLOAKROOM

With low level w.c. and wash hand basin and fitted storage cupboards.

SHOWER ROOM

Window to the rear elevation. A three piece modern suite enjoys walk-in shower cubicle, low level w.c. and pedestal wash hand basin with tiling to wet areas.

FIRST FLOOR - CURRENTLY APARTMENT 2

LANDING

Door leading from the landing into the entrance hallway.

ENTRANCE HALLWAY

With two storage cupboards.

MAIN RECEPTION

19'1" x 15'0" (5.82m x 4.57m)
With windows to front and fitted base and wall units. Provision for cooking.

BEDROOM / RECEPTION

14'7" x 12'9" (4.45m x 3.89m)

BEDROOM / RECEPTION

15'3" x 14'3" (4.65m x 4.34m)

BEDROOM / RECEPTION

14'11" x 8'4" (4.55m x 2.54m)

BEDROOM / RECEPTION

14'3" x 18'2" decreasing to 10'5" (4.34m x 5.54m decreasing to 3.18m)

With windows to rear and side elevations.

SHOWER ROOM

8'3" x 7'7" (2.51m x 2.31m)
With window to rear. Walk-in shower cubicle, wash hand basin set in vanity and low level w.c. Tiled splashbacks to wet area.

SECOND FLOOR - CURRENTLY APARTMENT 3

ENTRANCE HALLWAY

With fitted storage cupboards.

LOUNGE

17'9" plus bay x 13'9" (5.41m plus bay x 4.19m)
Opening to the kitchen area.

KITCHEN AREA

11'7" x 6'8" (3.53m x 2.03m)

With window to the front elevation. Fitted base and wall units and sink unit with drainer. Provision for cooking.

BEDROOM / RECEPTION

14'7" maximum x 13'9" maximum (4.45m maximum x 4.19m maximum)
Window to rear.

BEDROOM / RECEPTION

10'3" decreasing to 8'1" x 15'2" (3.12m decreasing to 2.46m x 4.62m)
With windows to the front elevation.

BEDROOM / RECEPTION

14'1" x 10'1" (4.29m x 3.07m)
With window to the rear elevation. Fitted storage cupboard.

OUTSIDE

The property sits proudly in a large plot with garden to the rear and driveway to the side providing off street parking for many vehicles.

There is a detached double garage with up and over door and four single garages both with up and over door.

The garden is majority concrete with a small grass area and offers a blank canvas for buyers to develop in accordance to their renovation project.

AGENT'S NOTES

The property currently has three separate titles, however the property is being sold as an entirety and this will be part of the conveyancing procedure. Further details can be obtained through iamsold Auctioneers.

AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £349.00 inc 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 inc VAT, subject to a minimum of £6000. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services

may be recommended by the Agent/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. 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



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 only. 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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