



57 Appleton Road, Hull HU5 4PD
Auction Guide £85,000

- For Sale by Modern Auction - T&C's apply
- Subject to Reserve Price
- Buyer's fees apply
- The Modern Method of Auction
- Semi-detached house / Popular location
- Two receptions / Modern kitchen / Downstairs WC
- Three bedrooms / Modern first floor shower room
- Driveway
- Good size garden
- EPC: D; Council Tax Band: A

An ideal investment opportunity! In such a great location. This semi-detached house has been home to the current family for many years. Well-presented and enjoying majority uPVC double glazing and gas central heating the accommodation has Entrance Hallway, Lounge with modern fireplace, Dining Room, Kitchen, rear lobby with WC off and side passage with outside store. To the first floor there are Three Bedrooms and a modern Shower Room. A good sized rear garden provides great outdoor space and a driveway offers off-street parking. Viewing is a must to appreciate the space the property has to offer.

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

LOCATION

This property is located off Bricknell Avenue. Ideally positioned for accessibility in to the city centre and Cottingham. Bricknell Avenue has a good range of local facilities as well as the secondary school.

Situated in East Yorkshire, on the banks of the Humber Estuary, Hull is a city boasting superb culture, attractions, industry and transport, all of which make it a fantastic place to call home. The historic Old Town and scenic waterfront have long attracted artists and poets, and now people flock to enjoy the eclectic shopping, vibrant nightlife, and rich culture of this dynamic city. Hull University is popular with both UK and overseas students. The Avenues which surround the University have such a cosmopolitan vibe with art, great restaurants and café bars. The M62 and Humber Bridge routes provide great commutability making it a popular place to live, with a main line railway station and two large bus companies serving the area and further afield.

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.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A wooden door with glazed insert opens in to the hallway and a staircase leads to the first floor accommodation with under stairs storage cupboard.

LOUNGE

13' max x 12'11" (3.96m max x 3.94m)
uPVC double glazed window to the front elevation. Modern fire surround with back and hearth housing an electric flame fire. TV aerial point. Door into:

DINING ROOM

11'9" x 8'10" (3.58m x 2.69m)
With uPVC double glazed window overlooking the rear garden. Door into:

KITCHEN

11'9" x 7'10" (3.58m x 2.39m)
With uPVC double glazed window to the rear elevation. Fitted base and wall units with contrasting work surfaces and tiled splashbacks. Space and provision for cooking. Sink unit with drainer. Sliding storage cupboard. Door opens into:

REAR LOBBY

WC

With low level WC.

FIRST FLOOR

LANDING

With uPVC double glazed window to the side elevation and linen cupboard.

BEDROOM 1

11'4" x 9'10" (3.45m x 3.00m)
With uPVC double glazed window to the front elevation. Fitted cupboard.

BEDROOM 2

11'9" x 11'5" (3.58m x 3.48m)

With uPVC double glazed window to the rear elevation. Fitted cupboard.

BEDROOM 3

8'11" decreasing to 6'8" x 8'3" (2.72m decreasing to 2.03m x 2.51m)

With uPVC double glazed window to the front elevation.

SHOWER ROOM

8'3" x 5'1" (2.51m x 1.55m)

With uPVC double glazed window to the rear elevation. Three piece suite in white has low level WC, wash hand basin and independent shower cubicle.

EXTERNAL & PARKING

To the front of the property is an open plan lawned garden. A side drive provides off-street parking with a door leading into the side passageway.

Side passage has door to garden and useful store which has plumbing for washing machine within.

The rear garden is of great proportions enjoying being predominately laid to lawn.

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).

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 NOTES

This property is off a non-standard construction. It is built of pre-cast concrete to the Newland Construction. You will need to advise your financial advisor of these details when applying for a mortgage. Not all lenders can lend against property off this construction so early advice is a must. Please call our sales team who can put you in touch with PR Mortgages.

GROUND FLOOR



1ST FLOOR



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.

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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