





The Property Specialists

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



1 Easton Court Beverley Road, Hull HU5 1LR
Auction Guide £45,000

- For Sale by Modern Auction - T&C's apply
- Subject to Reserve Price
- Buyer's fees apply
- The Modern Method of Auction
- Great investment/first time purchase/retirement opportunity
- Well presented ground floor apartment
- One Bedroom
- Modern Bathroom and Kitchen
- On Street parking
- EPC: E Council Tax: A

This ground floor well presented apartment has no onward chain! Offering a great opportunity for investment/first time purchase or retirement. Ideally located for the university (great student accommodation), Hull City centre and local transport links.

The property has lounge, modern kitchen, double bedroom and modern bathroom. Parking is on street on a first come first served basis. The lease has just been extended by the owner. There is a small communal garden for residents to share.

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

AGENTS NOTES

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.

LOCATION

Easton Court is located off Beverley Road within walking distance of the local shops and amenities and creating a great base for local commuting into Hull City centre and also the potential of University student accommodation.

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.

THE ACCOMODATION COMPRISES

ENTRANCE

A uPVC door with glazed inserts opens into the lounge.

LOUNGE

15'7" x 11'5" (4.75m x 3.48m)
Having uPVC double glazed window to the front elevation and tv aerial point.

KITCHEN

8'7" x 6'10" (2.62m x 2.08m)
With uPVC double glazed window to the side elevation. Fitted base and wall cupboards with work surfaces and tiled splashbacks. Single electric oven with electric hob. Sink unit with drainer, space for fridge freezer and space and plumbing for washing machine.

INNER HALLWAY

With storage cupboard.

BEDROOM

12'6" max x 12'5" max (3.81m max x 3.78m max)
uPVC double glazed window to the rear elevation.

BATHROOM

6'8" x 6'0" (2.03m x 1.83m)
uPVC double glazed window to the front elevation. Three piece modern suite in white enjoys panelled bath with shower screen and electric shower over, wash hand basin set in vanity and low level w.c. Beautifully complimented with Aquaboard splashbacks.

OUTSIDE

There are small communal garden which is maintained under the Maintenance Agreement. Parking is available on street on a first come, first served basis.

SERVICES

Mains water and electricity services are available or connected to the property.

CENTRAL HEATING

The property benefits from an electric central heating system.

TENURE

The property is Leasehold. The owners have extended the lease:
Lease Start Date 12 Feb 2024
Lease End Date 22 Dec 2162
Lease Term from and including 13 February 2024 to and including 22 December 2162
Lease Term Remaining 137 years

DOUBLE GLAZING

The property benefits from uPVC double glazing.

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



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 quantity or efficiency can be given. Made with Metropix C2025