



**Cholmley Street, Hull HU3 3DW**

**welcome to**

**Cholmley Street, Hull**

Three bedroom end terrace property offering great potential for investors or those seeking a full renovation project. The home features a spacious kitchen area in need of modernisation, and on street parking.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

With a door to the side leading into the property, an understairs cupboard, stairs leading to the upper floor and access to the kitchen, lounge and dining room.

## Lounge

15' 7" x 13' 3" ( 4.75m x 4.04m )

With an electric heater and two double glazed windows to the front.

## Dining Room

11' 9" x 11' 11" ( 3.58m x 3.63m )

With an electric heater and a double glazed window to the side.

## Kitchen

20' max x 11' max ( 6.10m max x 3.35m max )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a stainless steel sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, plumbing for a washing machine, space for a fridge freezer, and a door leading to the side of the property.

## Ground Floor Wc

With a WC and a wash hand basin.

## Ground Floor Shower

With a walk in shower and a wash hand basin.

## Landing

With access to the bedrooms, bathroom and a staircase leading to a boarded loft.

## Bedroom 1

15' 8" x 13' 1" ( 4.78m x 3.99m )

With an electric heater and a double glazed window to the front.

## Bedroom 2

12' 4" x 8' 10" plus recess ( 3.76m x 2.69m plus recess )

With an electric heater and a double glazed window to the rear.

## Bedroom 3

10' 7" x 8' 1" ( 3.23m x 2.46m )

With an electric heater and a double glazed window to the side.

## Bathroom

With a W/C, a wash hand basin, a bath with a shower, an electric ladder radiator and a double glazed window to the side.

## External

The property is fitted with solar panels.



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## Cholmley Street, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain Free
- Solar Panels

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

guide price

**£80,000**



### directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120694 - 0004

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