



**38th Avenue, HULL HU6 9QS**

**welcome to**

**38th Avenue, HULL**

A well presented two bedroom mid terrace home, ideally located close to local amenities, schools, and transport links. Benefitting from off street parking, this property offers comfortable living accommodation and is perfect for first time buyers, small families, or investors.



### 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 front leading to into the property, stairs leading to the upper floor, a radiator and access to the lounge.

### Lounge

12' 8" x 11' 2" ( 3.86m x 3.40m )

With a feature fireplace with surround, coving, a radiator and a double glazed bay window to the front.

### Kitchen

16' x 7' 2" ( 4.88m x 2.18m )

Housing a fitted kitchen with a range of wall and base units, complementing work surfaces, a stainless steel sink and drainer unit, an electric oven, an electric hob, a cooker hood, space for an under the counter fridge and freezer, plumbing for a washing machine, a radiator, a double glazed window to the rear and a door leading to the rear garden.

### Bedroom 1

11' 5" x 9' 8" ( 3.48m x 2.95m )

With coving, a radiator and a double glazed window to the front.

### Bedroom 2

10' x 9' 1" ( 3.05m x 2.77m )

With a fitted wardrobe, a radiator and a double glazed window to the rear.

### Bathroom

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

### Loft Space

16' 9" x 9' 1" ( 5.11m x 2.77m )

A boarded loft space with fully working electricity and lighting, fitted wardrobe and drawers, a storage cupboard and a double glazed sky light to the rear.

### Front Garden

With a paved driveway providing off road parking, a wrought iron fence and a wrought iron gate.

### Rear Garden

With a block paved patio area, a lawned area, a shed and a wooden fence.

### Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## **38th Avenue, HULL**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Off street parking
- Close to local amenities and transport links

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

guide price

**£100,000**

### **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:  
NEA120714 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01482 447748**



[NewlandAvenue@williamhbrown.co.uk](mailto:NewlandAvenue@williamhbrown.co.uk)



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



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