



Graham Avenue, Hull HU4 7AN

Welcome to

Graham Avenue, Hull

Lovely Home On Graham Avenue In West Hull with - Entrance Hall, Lounge/Diner, Fitted Kitchen, Conservatory, Ground Floor Cloakroom, 3 Bedrooms, Family Bathroom, Loft Space, Gardens & Off Street Parking! Call and book your viewing today!



Entrance Hall

With double glazed door to the front, radiator, understairs cupboard and stairs to the First Floor.

Cloakroom

With low level wc.

Lounge/Diner

With double glazed bay window to the front, gas fire with wooden surround, decorative ceiling rose, 3 radiators, coving to the ceiling and double glazed french style doors leading to the Rear Garden.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a range style cooker, cooker-hood, plumbing for an automatic washing machine, plumbing for a dishwasher, double glazed window to the side and double glazed door leading to the Conservatory.

Conservatory

With double glazed windows to the side and rear and double glazed french style doors leading to the Rear Garden.

First Floor

Bedroom 1

With double glazed bay window to the front, radiator, coving to the ceiling and fitted wardrobes.

Bedroom 2

With double glazed window to the rear, radiator and built in cupboard.

Bedroom 3

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

Bathroom

Bathroom with bath, walk in shower, wash hand basin, low level wc, radiator, extractor fan, spot light points, storage cupboard and double glazed window to the rear.

Loft Space

With skylight window, eaves storage and spot light points.

Outside

Front Garden

With wall, path and gravelled driveway providing off street parking.

Rear Garden

With lawned area, rear access gate, raised beds, wall, fencing, block paved patio area and gravelled area.

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.



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Graham Avenue, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended Mid-Terraced Home Off Hessle Road
- 3 Bedrooms & Loft Space

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£120,000

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 653111



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111387 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



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