

Residential



34a Main Street, North Frodingham, Driffield, YO25 8LA

***GUIDE PRICE: £ 95,000 (plus fees)**



Description

The established three-bedroom mid-terrace house offers an excellent opportunity for DIY enthusiasts and investors to purchase a manageable renovation project to start, or add to, a property portfolio. The property benefits from gas-fired central heating and double glazing in wooden frames; however, it would benefit from internal modernisation and redecoration.

Location

The property faces the main street of this popular Village and enjoys off-street parking to the rear. North Frodingham offers a basic range of amenities and is located approximately 6 miles to the East of the Market Town of Driffield.

Accommodation

Ground Floor

Entrance Hall : With double radiator, coving to the ceiling, thermostat for the central heating and under stairs cupboard.

Living Room : With enclosed living flame gas fire set in a traditional fireplace, TV aerial point, single radiator, coving to the ceiling, dining area with double radiator and patio doors fitted with electric security shutters.

Kitchen : With a stainless steel sink, base and wall units, larder cupboard, gas and electric cooker point, plumbing for an automatic washing machine, single radiator and rear entrance door fitted with an electric security shutter.

First Floor

Landing

Bedroom One : With single radiator and fitted wardrobes, knee hole dressing table and coving to the ceiling.

Bedroom Two : With single radiator and coving to the ceiling.

Bedroom Three : With single radiator and coving to the ceiling.

Shower Room : With a large shower cubicle, pedestal washhand basin, low-level WC, fully tiled walls, single radiator and airing cupboard.

Outside : To the rear of the property is a low-maintenance area of an enclosed garden and a garden shed. A pedestrian gate gives access to the parking space that is accessed off South Townside Road.

Viewing: Strictly by appointment with the auctioneers on 0845 400 9900

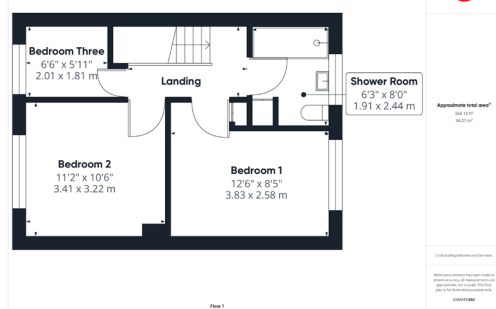
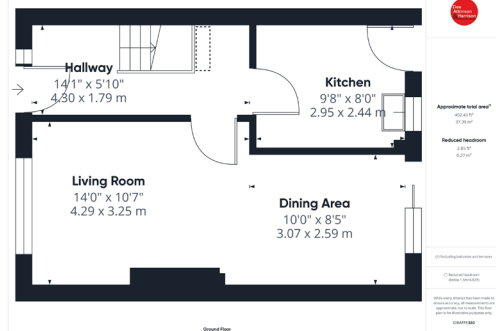
Tenure: Freehold with vacant possession upon completion.

EPC rating: TBC

Services: Mains water, gas, electricity and drainage are connected. The services have not been tested.

Local Authority: East Riding of Yorkshire Council and is listed as being in Council Tax Band A.

Method of Sale: The property will be offered for sale by online auction with bidding commencing at 12.00 pm on Monday 20th May 2024 and closing on Wednesday 22nd May at 1.00pm. For further legal information relating to this lot please go to auctionhouse.co.uk/hullandeastyorkshire.



Joint Agent: Dee Atkinson & Harrison 01377 241919
56 Market Place, Driffield, East Yorkshire YO25 6AW

Additional Fees

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT) subject to a minimum of 0.3% of the sale price including VAT and a buyer's premium of £600 (£500 plus VAT) in addition to the purchase price of the property.

Legal Pack

A legal pack has been requested from the vendors solicitor and will be made available online as soon as it is received. You can register to receive an email notification when the pack is available by going to auctionhouse.co.uk/hullandeastyorkshire and clicking on the property you are interested in. On the property detail page you will see a red 'LEGAL PACK' button which you should click on and it will take you to the registration page.

