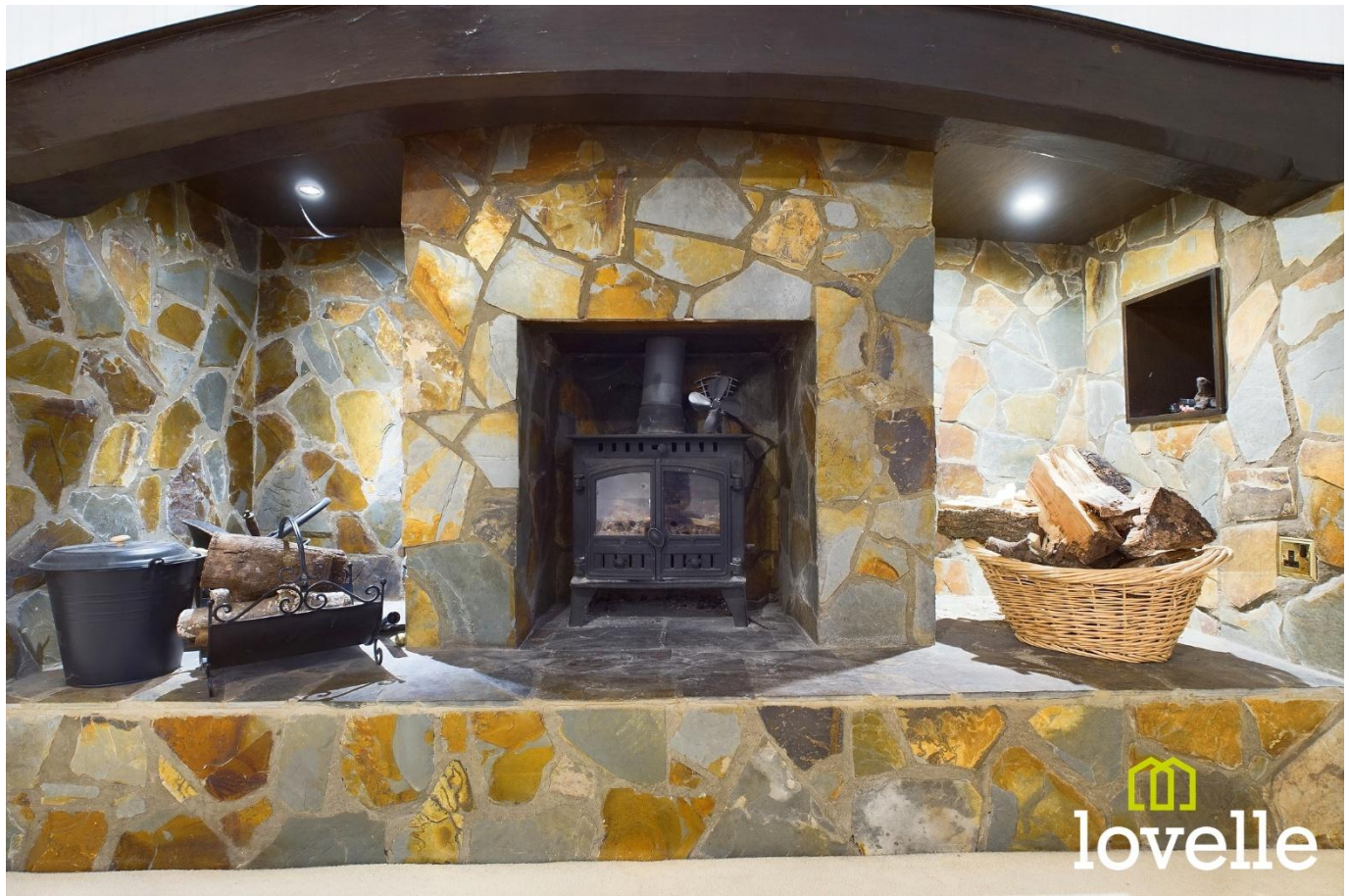




Pear Tree House, Brough, East Riding of Yorkshire

Starting Bid £315,000





KEY FEATURES

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- Detached
- Three large bedrooms
- Feature Inglenook Fireplace
- Large Driveway for several vehicles
- Private gardens
- NO CHAIN
- INVESTORS
- Total Area 190 square metres
- EPC rating D



DESCRIPTION

Welcome to Pear Tree house in the popular village of Gilberdyke. Lovelle are excited to present this spacious detached three bedroom house to the market. Filled with a mix of original features and potential this is one to really get excited about. As you enter the property you have a large lounge to the front of the property featuring the statement inglenook fireplace. To the rear of the property is a large dining room, light and airy kitchen, pantry, WC and laundry room. Leading up the stairs onto the split level landing you have three extremely generous bedrooms, en suite and family bathroom.

Outside the property is a gated driveway leading from the road to the garage; the driveway provides off street parking for numerous vehicles. At the front of the property is a garden mainly laid to lawn, featuring established bushes and trees. To the rear of the property the land is split into two gardens. A patio area from the house leads to the family garden that is mainly laid to lawn with shrubs and planting to the edges. Separated by a fence and accessed by a gate is the second garden that is currently set up as a kitchen garden with slab paving, additional lawn and shed.

Overall this property is oozing with possibilities for its new owners. Do not delay, book your viewing today!!!

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% i n VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





PARTICULARS OF SALE

Hallway

2.33m x 2.52m (7'7" x 8'4")

Enter the hallway through private door to the side of the property.

Kitchen

4.42m x 3.67m (14'6" x 12'0")

The kitchen features dual spect windows that fill the kitchen with natural light. Featuring wooden base units to one wall and an island both with a contrasting cream worktop. Space for freestanding appliances. Sink with mixer tap. Door leading to the rear garden. Access to pantry and dining room.

Dining Room

4.08m x 4.55m (13'5" x 14'11")

Leading from the kitchen is a large dining room with window to the side elevation and log burner sitting in a red brick fireplace. This room also feature an original display niche.

Lounge

4.24m x 4.38m (13'11" x 14'5")

Accessed via the hallway is the first half of the lounge featuring the eye catching slate inglenook fireplace housing a log burner; this really is the statement piece of the room. Window to the side elevation. Archway to the second half of the lounge.

Lounge

3.79m x 3.54m (12'5" x 11'7")

Filled with natural light from the large bay window this room provides flexibility for the modern families living arrangements.

Pantry

1.49m x 2.25m (4'11" x 7'5")

A mix of shelving, worktop and cupboard housing the boiler.

WC

2.15m x 1.29m (7'1" x 4'2")

Featuring a low flush WC and hand basin.

Landing

1.86m x 1.41m (6'1" x 4'7")

Shelving and space for appliances.

Bedroom

4.56m x 4.72m (15'0" x 15'6")

The principle suite is a truly generous room proving ample space for a full bedroom suite and more. Window to the side elevation and access to the en suite.

En Suite

0.89m x 3.37m (2'11" x 11'1")

This large and spacious en suite features a three piece suite comprising of low flush WC, had basin and corner bath with shower over.

Bedroom

4.3m x 4.72m (14'1" x 15'6")

The second bedroom is once again an extremely generous double providing space for a full bedroom suite. This bedroom also befits from a walk in storage cupboard. Window to the side elevation.

Bedroom

3.03m x 3.7m (9'11" x 12'1")

The third bedroom is a double bedroom to the front elevation with window over looking the front garden.

Family Bathroom

2.21m x 2.27m (7'4" x 7'5")

Featuring a three piece suite comprising of low flush WC, hand basin and bath with shower over.



Outside

Outside the property is a gated driveway leading from the road to the garage; the driveway provides off street parking for numerous vehicles. At the front of the property is a garden mainly laid to lawn, featuring established bushes and trees. To the rear of the property the land is split into two gardens. A patio area from the house leads to the family garden that is mainly laid to lawn with shrubs and planting to the edges and greenhouse behind garage. Separated by a fence and accessed by a gate is the second garden that is currently set up as a kitchen garden with slab paving, additional lawn and shed. This property is on a generous plot providing enough space for the whole family to enjoy and entertain.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

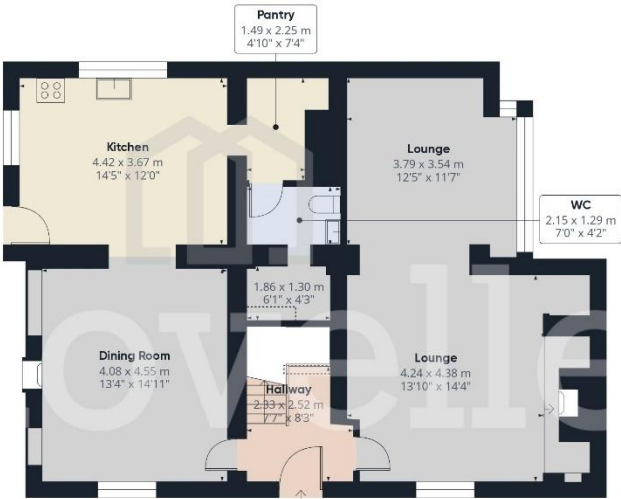
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

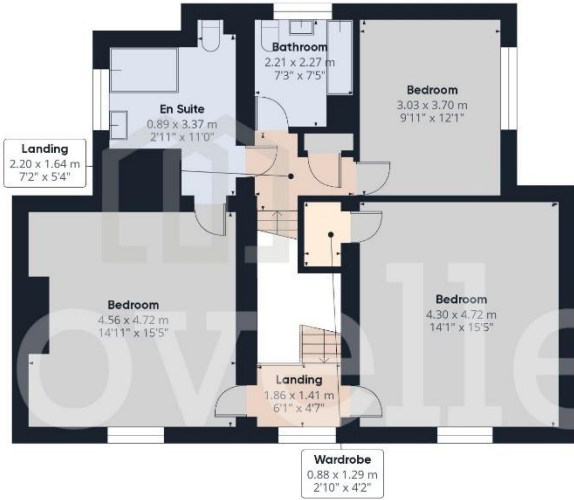


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

160.59 m²
1728.56 ft²

Reduced headroom

0.46 m²
4.96 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

