



**QUICK & CLARKE**  
The Property Specialists

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**'Skirlaugh House' Church Lane, Skirlaugh HU11 5EU**  
**Auction Guide £325,000**



- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Large period historic house
- Requires modernisation and improvement
- Plus double storey coach house and outbuildings
- Large, well-stocked gardens
- Centre of village location
- Council tax band F. EPC rating F.

For sale by Modern Method of Auction; Starting Bid Price £325,000 plus Reservation Fee.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

A rare opportunity to acquire an historic period house situated in the centre of the village with spacious outbuildings. The main house extends to over 2,000 square feet and offers great flexibility of living space. Situated on an enviable and established plot with mature planted gardens, the property also has a large double storey coach house which in the past has been used both for business purposes and as a bedroom. In addition there is a further large outbuilding and detached laundry. Requiring full modernisation, viewing is essential.

This property is for sale by the Yorkshire Property Auction powered by iamsold Limited

## LOCATION

The property is situated in the centre of the village and on Church Lane adjacent to the village store and post office. Skirlaugh is a convenient Holderness village which has a parish population of around 1,800. The village is well served by a number of village shops, a public house and its own primary school. The village is located about 8 miles by road from the city of Hull (on the main bus route) and a similar distance from the market town of Beverley as well as the East Yorkshire coastal town of Hornsea.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR ENTRANCE HALL

6'6 x 9'6 (1.98m x 2.90m)

Timber front door with glass panel above, stairs leading up to the first floor accommodation and original wooden floor.

### LIVING ROOM

31'8 x 14' (9.65m x 4.27m)

Two bay windows with stained glass panels above to the front elevation and bay window to the rear overlooking the garden with doors onto the patio area. Wooden floor, attractive period open grate fire with wooden surround and tile and brick hearth.

### DINING ROOM

13'10 x 11'9 (4.22m x 3.58m)

Bay window with stained glass panels to the front matching those of the living room and large understairs storage cupboard.

### KITCHEN

15'9 x 11'2 (4.80m x 3.40m)

Positioned to the rear of the house, a timber fronted kitchen with tiled worksurfaces, two inset sinks, integrated oven, door to the side of the property, original quarry tile floor, two windows overlooking the garden and second stairway to the first floor accommodation with cupboard under.

### PANTRY / UTILITY ROOM

11'2 x 7'10 (3.40m x 2.39m)

A characterful room with ceramic tiled walls and original quarry tiled floor. Freestanding Belfast sink under window and extensively shelved for storage. Plumbing for dishwasher.

### FIRST FLOOR LANDING

Windows to the front elevation.

### BEDROOM 1

13'10 x 11'9 (4.22m x 3.58m)

Attractive tiled marble fireplace housing an open grate fire, window to the front elevation. Door to:

### EN-SUITE

8'9 x 4'6 (2.67m x 1.37m)

WC, bidet and wash basin. Original wooden flooring and window to the side elevation.

### BEDROOM 2

16' x 14' (4.88m x 4.27m)

A dual aspect room with windows to both front and rear, attractive tiled fireplace housing open grate fire.

### BEDROOM 3

15'7 x 11'3 (4.75m x 3.43m)

Window to the side elevation and timber flooring.

### BEDROOM 4

11'9 x 10'3 (3.58m x 3.12m)

Window to the rear elevation.

### BATHROOM

11'4 x 7'11 (3.45m x 2.41m)

Three piece sanitary suite in sky blue with low level WC, panelled bath and pedestal wash basin. Window to the side elevation and cupboard housing the hot water tank.

### OUTSIDE

### WASH HOUSE

11'10 x 8'3 (3.61m x 2.51m)

Ceramic tiled walls, window to the side elevation, Belfast sink, space and plumbing for washing machine and floor-mounted oil boiler which is currently inoperable.

### COACH HOUSE

### GROUND FLOOR

35' x 17'10 (10.67m x 5.44m)

A very large space with sliding door opening onto the driveway and window to the front elevation, concrete floor and large storage cupboard/coal shed.

### SHOWER ROOM

8'5 x 4'11 (2.57m x 1.50m)

Three piece sanitary suite comprising shower cubicle, low level WC and wall-hung wash basin. Ceramic tiled walls, electric heated towel rail, tiled floor and window to the front elevation.

### HALLWAY

17'10 x 7'10 reducing to 5'1 (5.44m x 2.39m reducing to 1.55m)

Door to the front elevation opening onto the garden and open tread timber staircase to the first floor.

### FIRST FLOOR

49'7 x 18'1 (15.11m x 5.51m)

A very large space which in the past has been used for both for business purposes and, more recently, as a bedroom. With five Velux rooflights and two windows to the front elevation, original timber flooring.

### SERVICES

Mains drainage, water and electric are available or connected to the property.

### CENTRAL HEATING

The property benefits from an oil fired central heating system - the oil boiler is currently inoperable.

### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.