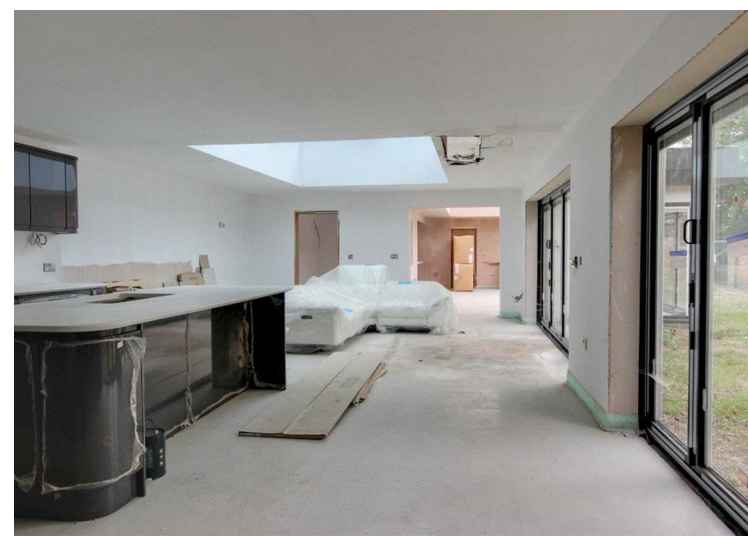


QUICK & CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
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50a North Bar Without, Beverley HU17 7AA
Auction Guide £550,000

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method Of Auction
- Contemporary open plan living
- 4 bedrooms all with en-suites
- Superb flexibility of accommodation
- Off street parking and double garage
- Works required to complete the build
- EPC - awaited

For sale by Modern Method of Auction; Starting Bid Price £550,000 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.

Almost complete, one of the most interesting and unique newly built properties to come onto the market in Beverley in recent years.

In a fantastic, private, tucked away location behind the period properties on North Bar Without, this fabulous contemporary build will not fail to impress.

Offering superb flexibility of accommodation with four double en-suite bedrooms, two to the ground floor and two to the first floor, the property has a fabulous open plan design to the living space with southerly facing windows overlooking the compact and easy to maintain garden.

Requiring some works to complete the project but which may also provide for the ability to adapt the specification to the new owner's requirements. The property benefits from off street parking and a double garage.

LOCATION

The property enjoys a fairly unique location being positioned behind the traditional properties on the north east side of North Bar Without and very close to the town centre. Accessed through a traditional carriage archway with double doors onto North Bar Without, this extremely private and tucked away position belies the proximity to the amenities of Beverley.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

13'9 x 11'9 (4.19m x 3.58m)

OPEN PLAN KITCHEN LOUNGE

32'9 x 17'8 (9.98m x 5.38m)

STUDY

15'8 x 8'10 (4.78m x 2.69m)

ORANGERY

26'10 x 17'6 (8.18m x 5.33m)

STORE

10'2 x 8'10 (3.10m x 2.69m)

UTILITY

10'2 x 8'2 (3.10m x 2.49m)

CLOAKROOM

8'2 x 3'11 (2.49m x 1.19m)

BEDROOM 1

15'5 x 13'5 (4.70m x 4.09m)

ENSUITE

11'5 x 7'3 (3.48m x 2.21m)

DRESSING ROOM

11'5 x 6'11 (3.48m x 2.11m)

BEDROOM 2

13'9 x 10'6 (4.19m x 3.20m)

ENSUITE

8'2 x 7'8 (2.49m x 2.34m)

FIRST FLOOR

LANDING

16'4 x 6'10 (4.98m x 2.08m)

BEDROOM 3

15'9 x 10'10 (4.80m x 3.30m)

ENSUITE

8'2 x 8' (2.49m x 2.44m)

BEDROOM 4

15'8 x 10'10 (4.78m x 3.30m)

ENSUITE

8'2 x 8' (2.49m x 2.44m)

EXTERNAL

GARAGE

18'4" x 18'0" (5.6 x 5.5)

SERVICES

Mains service need to be connected to the property - please call to discuss.

CENTRAL HEATING

The property currently does not have Central Heating albeit the property has been constructed with the provision for underfloor heating on the ground floor and radiators at the first floor. The current owner had planned to fit an air source heat pump, however, there is also the option to bring in a gas supply from North Bar Without subject to the necessary permissions.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

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

COUNCIL TAX

The Council Tax Band for this property is not available yet.

VIEWING

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

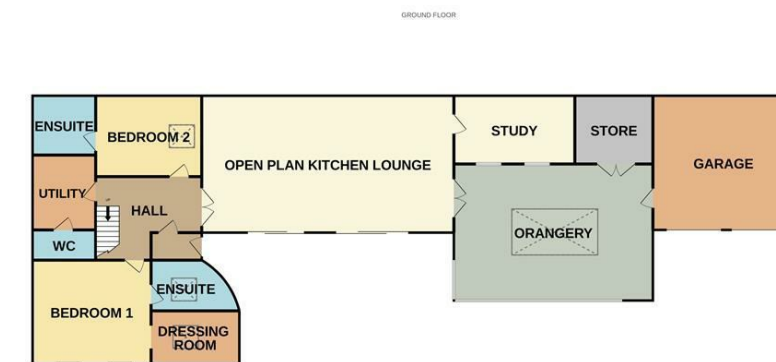
FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

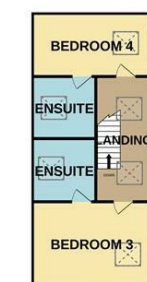
Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other details 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. Made with MyPlan 02022

