



289 Hull Road, Beverley HU17 0RR
Auction Guide £165,000

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Semi-detached true bungalow
- Generous plot
- No onward chain
- Gardens, garage and parking
- Two double bedrooms
- Council tax band C. EPC rating D

For sale by Modern Method of Auction; Starting Bid Price £165,000 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.

This semi-detached true bungalow is offered to the market with no chain. A blank canvas for full modernisation but an opportunity to add your own design flair within. The property has entrance lobby, lounge/dining room, fitted kitchen, inner hallway, two double bedrooms, family bathroom, beautiful gardens to the front and rear, single garage and additional parking accessed via tenfoot. Ideally located for commuting to both Hull and Beverley, this property now awaits its new owners. Viewing is essential.

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

LOCATION

Located on Hull Road in Woodmansey, ideal for Beverley and Hull. Beverley is located around 2.5 miles from the property. The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

ENTRANCE LOBBY

A door with glazed inserts leads into the entrance lobby with door leading into:

LOUNGE

21'5 x 12'8 plus recess (6.53m x 3.86m plus recess)
uPVC double glazed window to the front elevation, fitted storage cupboards to the rear and a door leading into the inner hallway.

KITCHEN

14'7 max x 12'5 max (4.45m max x 3.78m max)
Window to the rear elevation and door to garden. Fitted base and wall cupboards with sink unit and provision for cooking.

INNER HALLWAY

Access to:

BEDROOM 1

14'1 x 12' max (4.29m x 3.66m max)
Window to the front elevation and fitted wardrobes.

BEDROOM 2

12'3 x 8'6 (3.73m x 2.59m)
Window to the rear elevation and fitted cupboards.

BATHROOM

8'11 x 7'10 (2.72m x 2.39m)
Window to the side elevation. Four piece coloured suite with low level WC, pedestal wash basin and panelled bath, shower cubicle and being tiled to wet areas.

EXTERNAL

To the front of the property is a good size garden predominantly laid to lawn with an array of shrubbery and plants.

The rear garden is of good proportions and provides great outdoor space. At the head of the garden is a detached brick built garage with additional potential parking opposite, both accessed from the tenfoot. The potential parking is currently laid to lawn but other properties have utilised this as private additional parking.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from part uPVC double glazing.

SERVICES

All mains services are available or connected to the property.

VIEWING

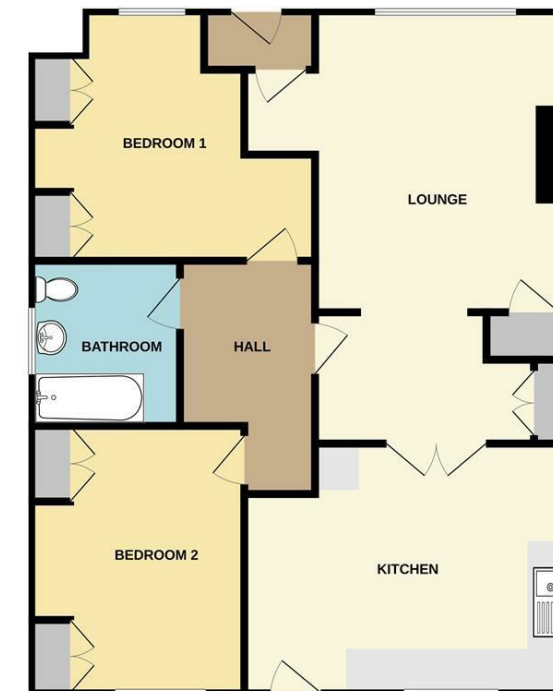
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

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 the 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

GROUND FLOOR



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.

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. Made with MyPlan 02024