



**16 Bishops Croft, Beverley HU17 8JY**  
**Auction Guide £120,000**

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Refurbished ground floor apartment
- Extremely close to town centre
- Over 600 square feet
- Private car parking spaces
- Private front garden
- Council tax band B. EPC rating C.

For sale by Modern Method of Auction; Starting Bid Price £120,000 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 refurbished ground floor two bedroom apartment, located only a very short walk to Beverley town centre but offering private car parking facility along with a front garden area. This spacious apartment extends to in excess of 600 square feet and would make a perfect home for those wanting easy access to the town centre, a superb lock-up-and-leave or even a good investment opportunity.

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

## LOCATION

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

### LIVING ROOM

14'3" x 11'10" (4.34m x 3.61m)  
Ceiling coving, PVCu sealed unit double glazed windows and radiator.

### KITCHEN

13'4" x 11' (4.06m x 3.35m)  
Modern base and eye level units incorporating an electric oven and hob with single drainer sink unit, PVCu sealed unit double glazed window, door to outside and radiator.

### ENCLOSED UTILITY AREA

Fitted worktop, plumbing for automatic washing machine and gas fired central heating boiler.

### INNER HALLWAY

### BEDROOM 1

11'10" x 11' (3.61m x 3.35m)  
PVCu sealed unit double glazed window and radiator.

### BEDROOM 2

10'10" x 8'10" (3.30m x 2.69m)  
PVCu sealed unit double glazed window and radiator.

### BATHROOM

8'10" x 6'4" (2.69m x 1.93m)  
Panelled bath, wash basin and low level w.c., majority tiled walls, PVCu sealed unit double glazed window and towel radiator.

### OUTSIDE

To the front of the property is a private lawned garden with hedge boundary along with a private car parking space.

To the rear of the property is a further allocated car parking space.

### 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 PVCu Double Glazing.

### 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](mailto:beverley@qandc.net)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MapInfo 10.0.2

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.