



109 Mintfields Road, Beverley HU17 0QZ
Auction Guide £145,000

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Detached House; Currently 3 bedrooms
- Majority completed
- Finishing works required
- Gardens and off-street parking
- Garage
- EPC Rating: C; Council Tax Band: C

A very interesting and rare opportunity to acquire a detached house that has been substantially extended to the rear and is in the process of being converted to provide four bedrooms including a loft conversion.

A relocation of the owner has meant that the works cannot be completed and therefore this project is offered at an extremely attractive price to reflect finishing works required, although the majority of substantial works including heating and wiring have been completed.

This property is offered for sale through the Modern Method of Auction which is operated 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

GROUND FLOOR

ENTRANCE HALL

Timber floor, staircase to first floor and cast iron style radiator.

LIVING ROOM

13'10" x 12'6" (4.22m x 3.81m)

Ornamental fireplace, timber floor, box bay window and cast iron style radiator.

UTILITY

15'9" x 8'6" (4.80m x 2.59m)

Base and eye level units with sink unit and wall mounted gas fired central heating boiler along with door to outside.

SHOWER ROOM

Shower in separate cubicle, wash basin with cupboard below, low level w.c. and chrome towel radiator.

KITCHEN/DAY ROOM

15'6" x 12' (4.72m x 3.66m)

Further range of base and eye level units having electric oven, gas hob and microwave, PVCu sealed unit double glazed French doors to rear garden and vertical radiator.

FIRST FLOOR

LANDING

Staircase to ground floor and towards loft conversion.

BEDROOM 1

8'9" x 8'6" (2.67m x 2.59m)

Timber effect floor, PVCu sealed unit double glazed window and cast iron style radiator.

BEDROOM 2

9'3" x 6'7" (2.82m x 2.01m)

Timber effect floor, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

9'3" x 6'7" (2.82m x 2.01m)

Timber effect floor, PVCu sealed unit double glazed window and radiator.

BATHROOM

6'10" x 5'7" (2.08m x 1.70m)

Panelled bath with shower over, vanity wash basin with cupboard below, low level w.c., part tiled walls, PVCu sealed unit double glazed window and chrome towel radiator.

SECOND FLOOR

Works have begun to commence the loft conversion. There is no planning permission and Building Regulation Approval will need to be sought for the conversion.

OUTSIDE

The property benefits from low maintenance gardens to front and rear as well as having a side driveway with brick and tile garage.

GARAGE

Of brick and tile construction

AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £349.00 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6000. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

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.

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.

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



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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepx 10/20