

Whitakers

Estate Agents



49 Main Street

Etton, Beverley, HU17 7PG

Auction Guide £100,000



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Auctioneer's Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including 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 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

The Accommodation Comprises

Ground Floor

Entrance Door

Upvc double glazed entrance door leading to:

Dining Room

12'4" x 10'11" maximum (3.76m x 3.33m maximum)

Upvc double glazed windows, laminate flooring and a log burner. Staircase leading to the landing.

Lounge

10'3" x 12'4" maximum (3.14m x 3.76m maximum)

Upvc double glazed window, central heating radiator, laminate flooring.

Kitchen

11'7" x 4'11" maximum (3.54m x 1.52m maximum)

Upvc double glazed window, central heating radiator, fitted with a range of base, wall and drawer units with fitted work surfaces and a single drainer sink unit, plumbed for an automatic washing machine, space for an electric cooker.

Bathroom

Upvc double glazed window, central heating radiator, three piece bathroom suite comprising panelled bath with a mixer shower, pedestal wash basin and a WC, down lighters and an extractor fan.

First Floor

Landing

Upvc double glazed window. Leads to:

Bedroom One

12'3" x 11'4" maximum (3.75m x 3.47m maximum)

Two Upvc double glazed windows, central heating radiator, access to the loft space and a double wardrobe.

Bedroom Two

12'4" x 7'5" maximum (3.76m x 2.27m maximum)

Upvc double glazed window, central heating radiator, and fitted wardrobes.

External

A path to the side of the property has right of access and across a courtyard.

Council Tax

Council Tax band - B

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC rating - E

Tenure

The property is held under Freehold tenureship.

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information

Construction - standard

Conservation Area - Etton (East Riding of Yorkshire)

Flood Risk - very low

Mobile Coverage / Signal - EE, Vodafone, Three, 02

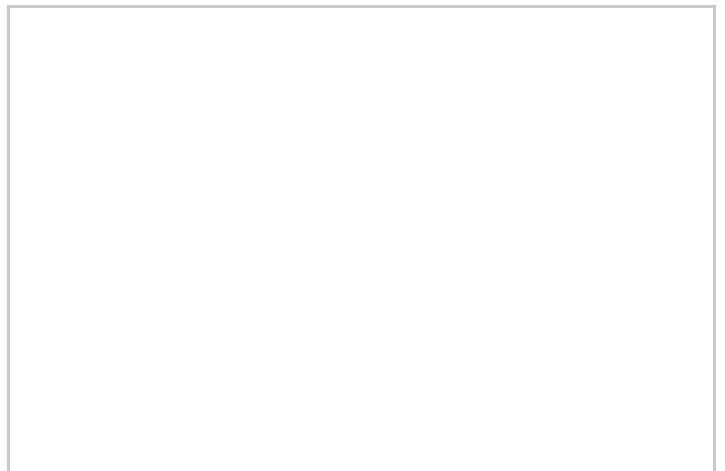
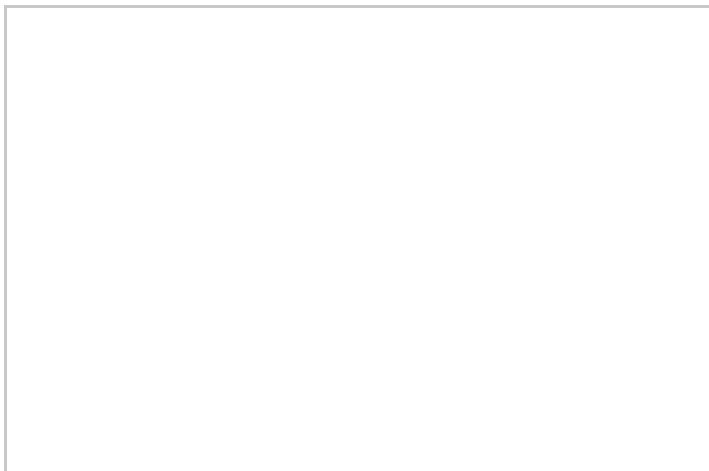
Broadband - Basic 11 Mbps Superfast 79 Mbps

Coastal Erosion - N/A

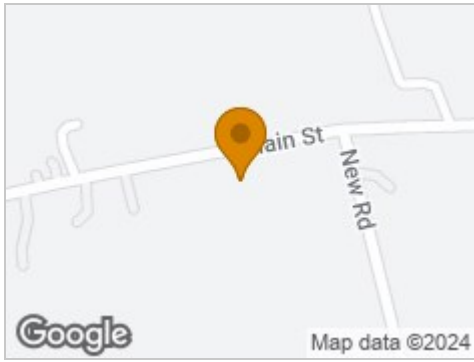
Coalfield or Mining Area - N/A

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



Road Map



Hybrid Map

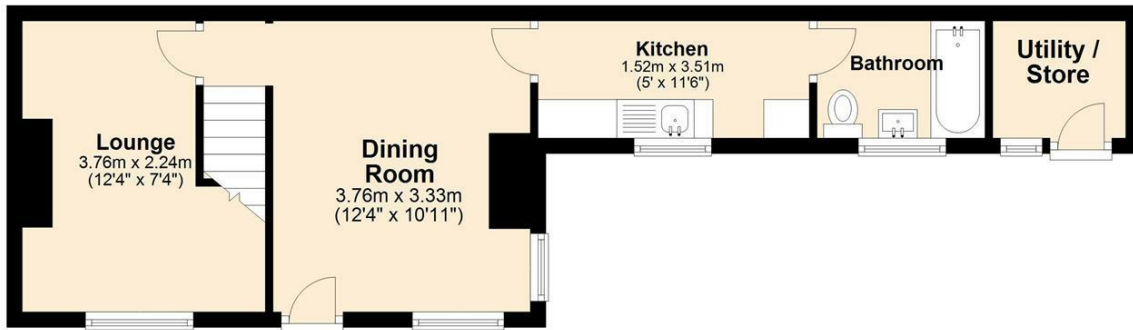


Terrain Map

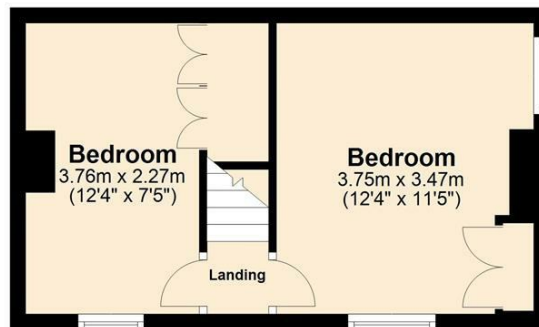


Floor Plan

Ground Floor



First Floor

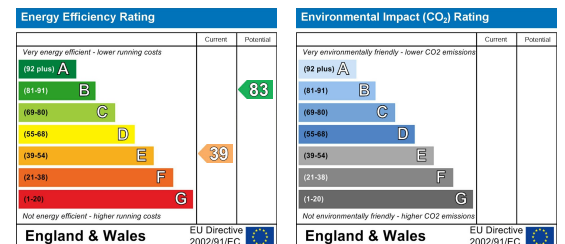


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.