



Whitecross Street, Barton-upon-Humber, North Lincolnshire

Guide price £125,000





Key Features

- Immediate 'Exchange of Contracts' Available
- Sold via 'Secure Sale'
- Close to Public Transport Links
- Kitchen & Dining Room
- Living Room & Sitting Room
- Integral Garage & WC
- Two Double Bedrooms
- Family Bathroom
- Walled Rear Garden
- Central Town Location
- EPC rating D





DESCRIPTION

Situated near the junction with Burgate and Beck Hill is this period property. Historically known as the Jolly Sailor Inn. Now on the market looking for new owners.

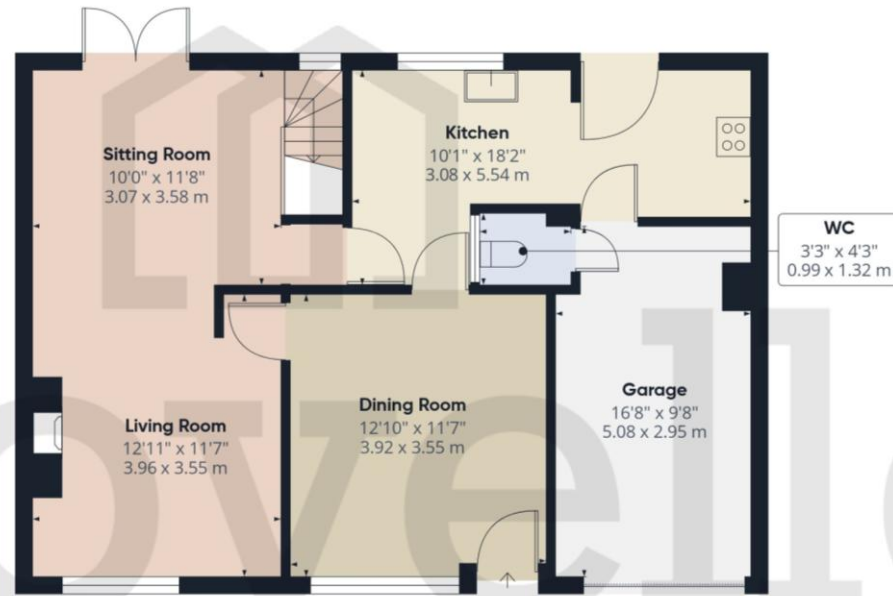
This home is in need of modernisation and this proportioned accommodation includes a spacious living space divided into a sitting room and a living room. Further on there is a kitchen with an adjacent dining room. Not to forget the handy downstairs WC. While the first floor offers two double bedrooms and a family bathroom.

Finishing this home is the garden. Fully enclosed by brick walls, making it private and secluded. An outbuilding and an integral garage offer great storage solutions and add endless possibilities to this property.

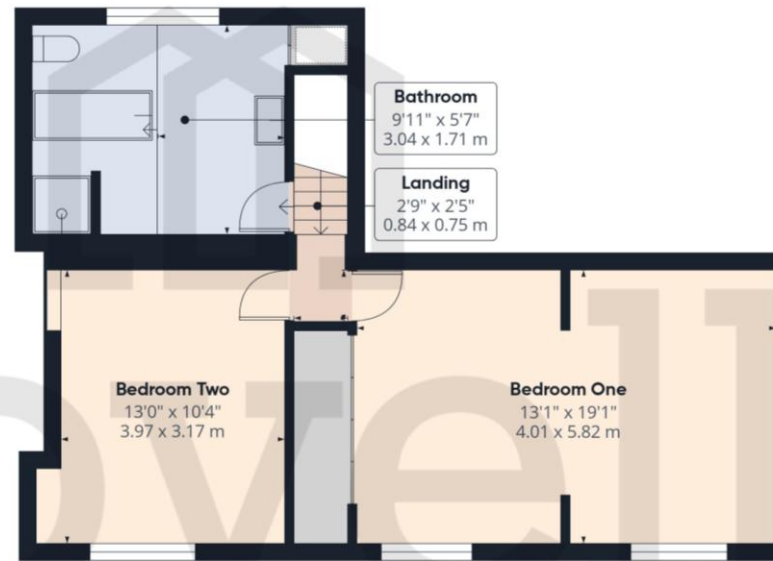
VIEWING HIGHLY RECOMMENDED!



FLOORPLAN



Ground Floor



Floor 1

Whitecross Street, Barton-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band C

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652636587 to arrange an appointment.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Follow us on:



ENTRANCE

Entered through a wooden door into the dining room. Doors to all principal rooms.

DINING ROOM 3.92m x 3.55m (12'11" x 11'7")

Bow bay window to the front elevation.

LIVING ROOM 3.96m x 3.55m (13'0" x 11'7")

Bright and airy space with a feature brick fireplace, perfect for those cool winter evenings.

Window to the front elevation.

SITTING ROOM 3.07m x 3.58m (10'1" x 11'8")

Staircase to the first floor accommodation.

Window and double opening French doors to the rear elevation.

KITCHEN 3.08m x 5.54m (10'1" x 18'2")

Range of wall and base units with contrasting work surfaces. Stainless steel sink and drainer with hot and cold water taps. Freestanding four ring cooker with an oven and a grill. Plumbing for a dishwasher, washing machine and space for further under counter appliances.

Window and a fully glazed door to the rear elevation.

WC 0.99m x 1.32m (3'2" x 4'4")

Push button WC and a wall mounted wash hand basin.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 4.01m x 5.82m (13'2" x 19'1")

Two windows to the front elevation and built in storage cupboards.

BEDROOM TWO 3.97m x 3.17m (13'0" x 10'5")

Window to the front elevation.

FAMILY BATHROOM 3.04m x 1.71m (10'0" x 5'7")

Four piece bathroom suite incorporating a shower cubicle, bathtub with hot and cold water taps, low flush WC and a vanity wash hand basin with hot and cold water taps.

Window to the rear elevation.

OUTSIDE THE PROPERTY:**INTEGRAL GARAGE** 5.08m x 2.95m (16'8" x 9'8")

Up and over door, power and lighting.

REAR ELEVATION

Fabulous rear garden, fully enclosed by brick walls. Perfect for someone who enjoys the nature. Predominantly laid to lawn with mature shrubbery and colourful plantings. Finished with a delightful patio area.

OUTBUILDINGS

Storage shelving. Power and Lighting.

LOCATION

Barton-upon-Humber is a highly regarded historic market town with Primary and Senior schools, quaint shops, supermarkets, stylish restaurants, cosy pubs, charming coffee shops and two petrol stations. It benefits from numerous recreational facilities and is surrounded by open countryside. The distinctive Churches, library, wildlife reserves and popular museums allow you to enjoy peace and tranquillity whilst the shopping and nightlife of neighbouring towns means you are never far away from a faster pace of life!

BROADBAND TYPE

Standard- 18 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 80 Mbps (download speed), 20 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Great,
Indoors - Good,
Available - O2, Vodafone, Three, EE.

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

Legal Pack

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

