



QUICK & CLARKE
The Property Specialists

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61 Grimston Road, Anlaby HU10 6SX
Auction Guide £95,000

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Traditional mid town house
- No forward chain
- 2 double bedrooms; lounge; breakfast kitchen
- Enclosed garden; On-street parking
- Viewing a must
- EPC rating C; Council Tax Band: A

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 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.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

This traditional mid town house has been home for many years to the current owner and is now offered to the market with no forward chain. An ideal purchase for a first time buyer or an investor looking for a great return. The well presented accommodation enjoys entrance hallway, lounge, modern fitted breakfast kitchen, pantry and to the first floor there are two double bedrooms and a shower room. There is also a large walk-in storage cupboard off the landing which could potentially provide access to a loft conversion subject to regulations. With on-street parking and an attractive, enclosed garden providing great outdoor space with a brick store, this property awaits its new owners to add their own design flair within and create a fabulous property. Viewing is a must.

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

LOCATION

Grimston Road is located off Springfield Way and is ideally situated for the local amenities that Anlaby Retail Park has to offer, and is a short drive/walk to the village centre of Anlaby which offers a good range of local amenities and facilities including shops and entertainment facilities with bus routes connecting further afield.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Storage cupboard and staircase leading to the first floor accommodation.

LOUNGE

15'2" x 10'2" maximum (4.62m x 3.10m maximum)
uPVC double glazed window to the front elevation, electric fire and coving to ceiling.

BREAKFAST KITCHEN

13' x 7'11" (3.96m x 2.41m)
uPVC double glazed window, uPVC double glazed door and uPVC double glazed French doors leading out into the rear garden, an extensive range of Shaker maple style base and wall units with work surfaces and tile splashbacks, integrated fridge freezer, sink unit with drainer, stainless steel single oven with gas hob and extractor, space and plumbing for washing machine, and tiled floor.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation and storage cupboard offering the potential to create access to a loft conversion subject to regulations. Please note that part of the property from the cupboard to the far right is held on a flying freehold.

BEDROOM 1

11'5" plus doorwell by 10'1" (3.48m plus doorwell by 3.07m)
uPVC double glazed window to the front elevation.

BEDROOM 2

9'8" x 10'9" (2.95m x 3.28m)
uPVC double glazed window to the front elevation and fitted cupboard. Part of this bedroom forms part of a flying freehold over the passageway.

SHOWER ROOM

9'3" x 5'6" (2.82m x 1.68m)
uPVC double glazed window to the rear elevation, low level enclosure with electric shower, pedestal wash hand basin and low level w.c., fitted linen cupboard providing storage, tiled splashbacks to wet areas and non-slip flooring.

OUTSIDE

To the front of the property ranch style fencing encloses a low maintenance garden. A path leads down the side and through a gate into a passageway and down to the rear garden. This passageway is shared with the neighbouring property.

The rear garden has a decking area with balustrade and steps down to a paved patio with a path leading to the head of the garden. The garden is predominantly laid to lawn and is well presented. There is also a brick store.

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 uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior 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 Willerby office on 01482 651155 or email willerby@qandc.net

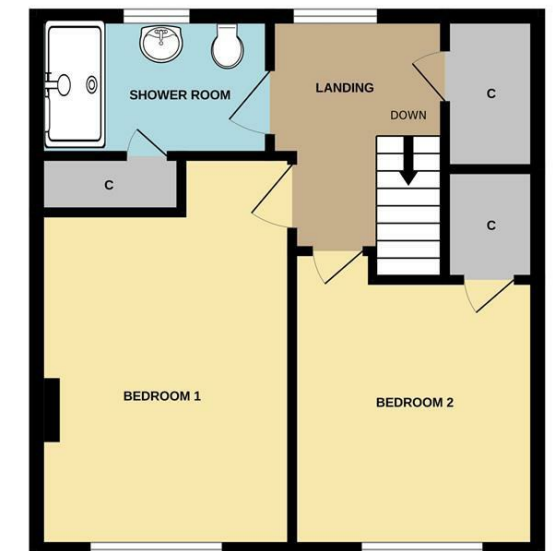
AUCTIONEER COMMENTS

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 £300 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.

GROUND FLOOR



1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. 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.
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