



**QUICK & CLARKE**  
The Property Specialists

2 Market Place, Hornsea,  
East Riding of Yorkshire HU18 1AW  
Tel: 01964 537123 | Email: hornsea@qandc.net  
www.quickclarke.co.uk



**Viaduct Cottage Graingers Road, Hornsea HU18 1QE**  
**Auction Guide £150,000**



- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price

- Buyers fees apply
- The Modern Method of Auction
- Detached Bungalow
- Static Caravan
- Large Plot
- Lots of Potential
- Tucked Away Location
- Energy Rating - E

Cash purchasers only.

For sale by Modern Method of Auction; Starting Bid Price £150,000 plus Reservation Fee.

Sitting in a particularly generous plot in a tucked away location the property currently comprises a two bedroomed detached property, a static caravan and offers lots more potential.

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

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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.

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

#### LOCATION

This property is located towards the end of Graingers Road which leads from Pasture Road, enjoying a tucked away yet convenient location for access to the town and seafront.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre refurbished in 2020 and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

#### ACCOMMODATION

Please note this property is of non-standard construction. The main accommodation has mains gas central heating via hot water radiators, uPVC double glazing and is arranged on one floor as follows:

#### COMBINED LOUNGE DINING ROOM

18'5 x 17'7 overall (5.61m x 5.36m overall)  
Composite front entrance door, tile effect laminate flooring to the dining area with full height fitted storage incorporating sliding fronts, and a wood burning stove to the dining area set in a brick surround, concealed central heating boiler to the side of the chimney breast. Archway leading through to the kitchen and one central heating radiator.

#### KITCHEN

7'1 widening to 11'10 x 13'7 (2.16m widening to 3.61m x 4.14m)  
With a good range of base and wall units incorporating worksurfaces with stainless steel sink, built-in oven and fridge freezer, integrated dishwasher, plumbing for an automatic washing machine and doorway to:

#### BATHROOM/WC

6'4 x 4'8 (1.93m x 1.42m)  
With a panelled bath incorporating mixer taps and a plumbed shower over, vanity unit housing the wash basin, low level WC, ceramic tiled flooring and one central heating radiator.

#### INNER HALL

With doorways to:

#### BEDROOM 1 (REAR)

12' x 12'6 (3.66m x 3.81m)  
Cladding to the lower walls and one central heating radiator.

#### BEDROOM 2 (FRONT)

12'6 x 12'1 (3.81m x 3.68m)  
Cladding to the lower walls and one central heating radiator.

#### OUTSIDE

The property fronts onto a covered patio area which adjoins pasture beyond and provides a lovely al-fresco dining area. There are extensive gardens which enjoy a great deal of seclusion and include patio areas along with a vegetable garden and a large lawned garden beyond. There is plenty of parking and a gated access. There are also external lights and water points along with a number of sheds, stores and greenhouse.

#### CARAVAN

There is a two bedroomed static caravan which is timber clad with an adjoining decked terrace. The caravan has electric heating and mains water connection.

#### TENURE

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

#### COUNCIL TAX

The Council Tax Band for this property is Band A.

#### AUCTION INFORMATION

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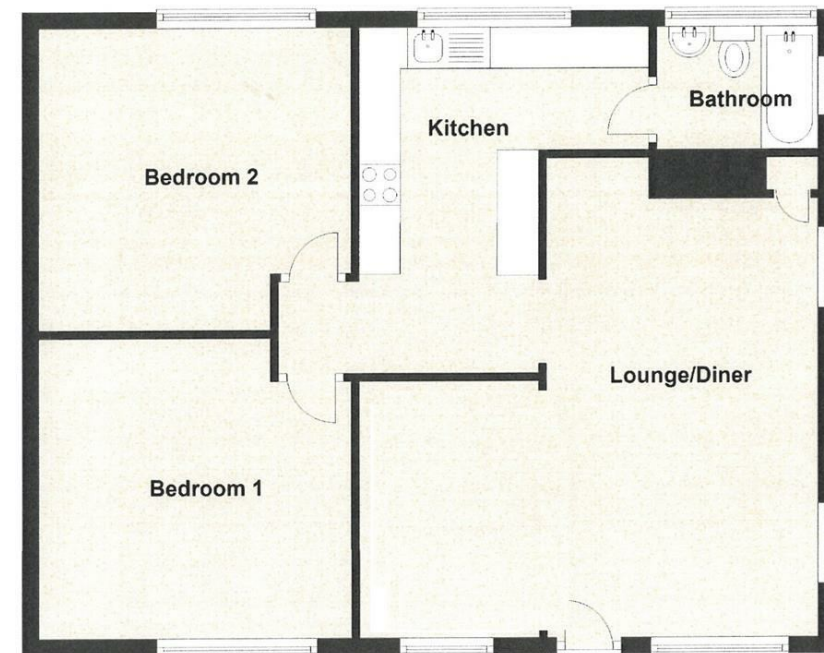
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**Ground Floor**  
Approx. 71.0 sq. metres (763.9 sq. feet)



Total area: approx. 71.0 sq. metres (763.9 sq. feet)

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . 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.