

3 Queens Gardens, Hornsea HU18 1AU

By auction £85,000

- For Sale by Modern • Two Bed Bungalow Method of Auction
- Full Refurbishment • Sold as Seen Required
- Energy Rating - F

For sale by Modern Method of Auction; Starting Bid Price £85,000 plus Reservation Fee.

AUCTION NOW LIVE! Auction ends Friday 14th March 2025.

In need of full refurbishment. Two bedroomed semi detached bungalow with generous rear garden and well located for access to the town centre. Sold as seen.

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

LOCATION

This property is located on Queens Gardens which leads between Southgate and Mereside and is well placed for access to the Mere and main town centre.

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

The accommodation has UPVC double glazing and is arranged on one floor as follows:

ENTRANCE HALL

LOUNGE

14'8" x 11'11" (4.47m" x 3.63m")

CONSERVATORY

KITCHEN

10'4" x 13'3" (3.15m" x 4.04m")

BEDROOM 1

11' x 9'1" (3.35m x 2.77m")

BEDROOM 2

12'2" x 11'11" (3.71m" x 3.63m")

BATHROOM/WC

6'11" x 7'5" (2.11m" x 2.26m")

OUTSIDE

The property has a driveway and fore garden with a generous garden to the rear enjoying a westerly aspect.

COUNCIL TAX

This property is in council tax band B

AUCTION INFORMATION

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

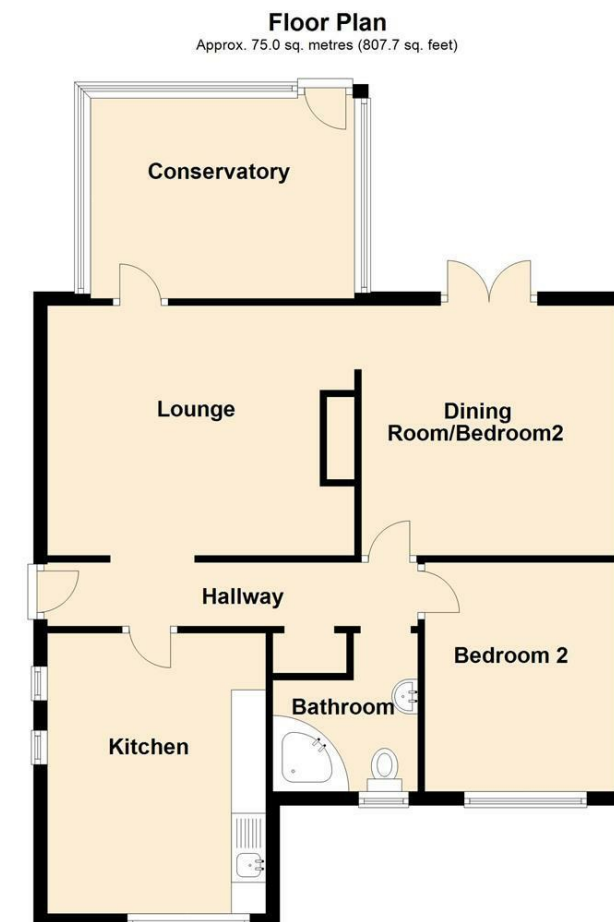
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability 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.



Total area: approx. 75.0 sq. metres (807.7 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.