





The Property Specialists

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4 Harsley House Church Lane, Withernwick HU11 4TH
By auction £275,000

- Incomplete self build
- Attractive detached house
- 4 bedrooms & en suite
- Generous plot
- Popular village location
- Energy Rating - Exempt

For sale by Modern Method of Auction; Starting Bid Price £275,000 plus Reservation Fee.

Incomplete self build - sold as seen. Substantial detached house built to an attractive design with integral garage and detached double garage to the rear, gardens & plenty of parking.

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

ACCOMMODATION

The accommodation has Propane gas central heating with underfloor heating to the ground floor, UPVC double glazed windows and is arranged on three floors as follows:
Please note we do not know the condition or if the heating systems have been commissioned for use.

ENTRANCE HALL

13'1" x 10'2" (3.99m x 3.10m)
With composite front entrance door, oak staircase leading off with feature balustrade, ceramic tiled flooring.

SITTING ROOM

12'6" x 11'3" (3.81m x 3.43m)
With bow window to the front, hardwood herringbone flooring and downlighting to the ceiling.

LOUNGE

13' x 17'7" (3.96m x 5.36m)
with recess to chimney breast, vaulted ceiling, hardwood herringbone flooring and bi fold floors to garden.

KITCHEN

19'9" x 18'9" (6.02m x 5.72m)
With ceramic tiled floor, downlighting and French doors to rear garden.

UTILITY

With wall mounted central heating boiler and underfloor heating controls and side entrance door.

CLOAK ROOM

FIRST FLOOR

LANDING

With enclosed staircase to the second floor, three built in storage cupboards, down lighting and central heating radiator.

MASTER BEDROOM

15'11" x 13'2" (4.85m x 4.01m)
With two central heating radiators and doorways to:

EN-SUITE

8'1" x 5'3" (2.46m x 1.60m)
With shower incorporating hand shower and rain shower over, vanity unit with wash hand basin, low level w.c, ceramic tiled flooring, downlighting, part tiled walls and ladder radiator.

DRESSING ROOM

7'4" x 5'2" (2.24m x 1.57m)
With shelves and rails, access to roof space and one central heating radiator.

BEDROOM 2

12'5" x 11'3" (3.81m x 3.45m)
With one central heating radiator.

BEDROOM 3

14'9" x 9'8" (4.50m x 2.95m)
With built in cupboard housing the hot water tank, and one central heating radiator.

FAMILY BATHROOM

12'10" x 7'4" (3.91m x 2.24m)
With a twin ended bath, large walk in shower with hand shower and rain shower above, low level w.c, vanity unit housing the wash hand basin, down lighting to the ceiling, ceramic tiled flooring and ladder radiator.

SECOND FLOOR

BEDROOM 4

21'8" x 8'11" (6.60m x 2.72m)
With two double glazed roof lights, downlighting, access hatches to under eaves roof voids and one central heating radiator.

OUTSIDE

The property stands in a generous garden plot with a lawned foregarden behind a walled frontage. The propane tank is also located in the foregarden, A long block paved parking drive leads to an integral garage with automatic main door, full sized rear automatic door, power and light laid on. The driveway extends

through the garage and provides a vehicular access to a DOUBLE GARAGE 21' x 26' which is brick built with a tiled roof, automatic main door, power and light laid on, a staircase leads to a large roof space which is boarded out.

To the rear is a block paved patio with lawned garden beyond and a pathway leads along the side of the property through hand gates opening to the front gardens.

COUNCIL TAX

This property is in band E for council tax.

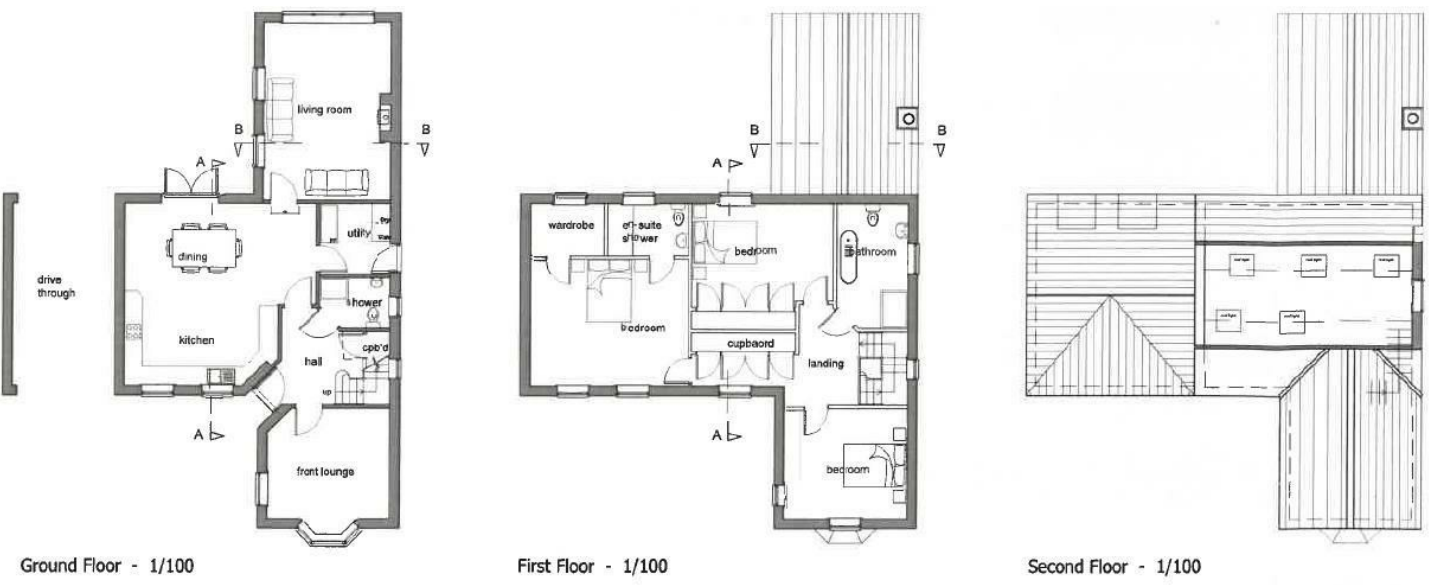
AUCTION INFORMATION

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.



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.