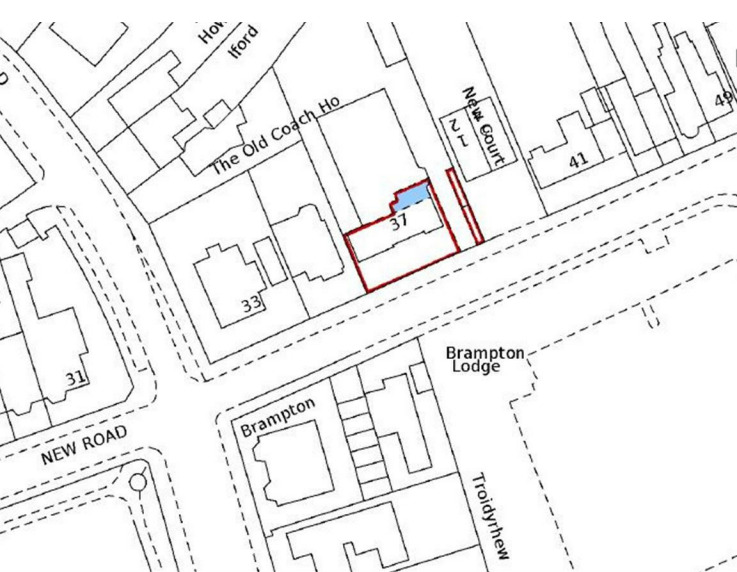
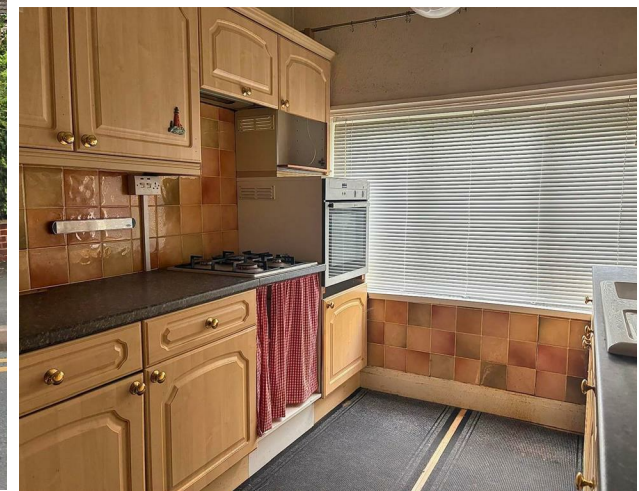
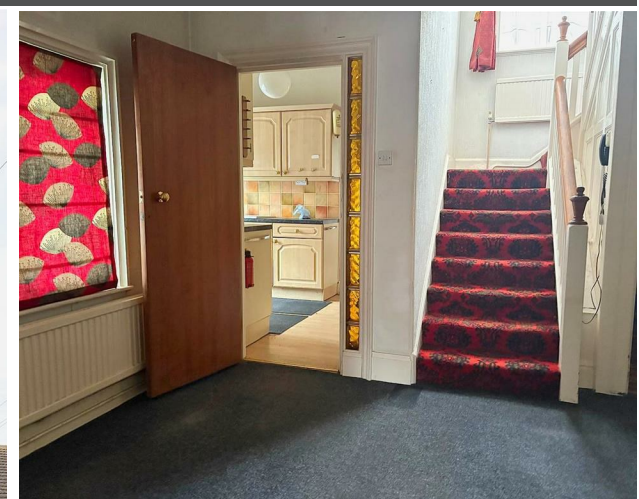




Quick & Clarke
PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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hornsea@qandc.net

1, 37 New Road, Hornsea, East Yorkshire, HU18 1PH
Auction Guide £90,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- No Chain
- For Sale by Modern Method of Auction
- Spacious Property
- Garage
- Small Garden

- Full Refurbishment Required
- Sold as Seen
- Originally Two Apartments
- Three Parking Spaces
- Energy Rating - D

LOCATION

This property fronts onto New Road in a particularly convenient location between Newbegin and Marine Drive and enjoys easy access to the seafront 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 Village, 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 gas central heating via hot water radiators, Upvc double glazing and is arranged on two floors as follows:

SUN PORTICO

21'9" (max) x 7'
Which has a right of access by the residents of the other adjoining flats to undertake meter readings.

ENTRANCE HALL

4'6" x 11'10"
With built in cupboard and double doors to the reception hall.

RECEPTION HALL

8'11" x 11'9"
With stairs leading off incorporating a cupboard under and one central heating radiator.

SITTING ROOM

16'6" x 12'
With one central heating radiator.

STUDY

7'11" x 8'9"
With fitted cupboards and one central heating radiator.

GROUND FLOOR BEDROOM

11'1" (plus alcove) x 8'8"
With one central heating radiator and doorway to:

EN-SUITE

8'8" x 5'4"
With shower cubicle, low level w.c, vanity unit housing the wash hand basin and a ladder radiator.

KITCHEN

8' x 12'1"
With base and wall units, worksurfaces, inset sink, oven and split level hob one central heating radiator and personal door to the garage.

FIRST FLOOR

SITTING ROOM

14'2" deepening to 22'6" x 17'3"
With bow window and one central heating radiator.

BEDROOM 2 (REAR)

16'7" x 11'8"
With two central heating radiators and doorway leading to a small balcony.

BEDROOM 3 (FRONT)

7'11" x 9'
With fitted wardrobes and one central heating radiator.

BATHROOM/W.C.

7'10" x 8'3"
With shower cubicle, vanity unit housing the wash hand basin, built in cupboard, access hatch to the roof space, one central heating radiator, a ladder radiator and doorway to:

SEPARATE W.C.

With low level w.c and a corner wash hand basin.

OUTSIDE

The property has a parking drive in front of a SINGLE GARAGE which has a personal door, main door (currently boarded up), power and light laid on a a doorway leading to the kitchen. There are also two allocated parking spaces to the Eastern side of the Property.

There is a garden located to the front of the property with hand gates to either side, mature hedging and a greenhouse. There is a right of access for apartment's 4, 5 and 6 across the front garden and providing access to the sun portico where the utility meters are located for the apartments.

COUNCIL TAX BAND

The council tax band for this property is band B.

TENURE

The tenure of the property is understood to be freehold.

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 £6,600.00 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.

