



## VANDON LODGE 1, REED VIEW, HIGH STREET HOOK, DN14 5FQ

AUCTION GUIDE £325,000  
FREEHOLD

'VANDON LODGE', HOOK. BUNGALOW & CONTENTS FOR SALE BY PUBLIC AUCTION TO BE HELD ON SITE ON WEDNESDAY 24TH JULY 2024. DISPERSAL SALE OF CONTENTS TO START AT 6PM. BUNGALOW TO BE SOLD AT 7PM.

RENOVATION PROJECT/POTENTIAL DEVELOPMENT OPPORTUNITY (SUBJECT TO THE NECESSARY PLANNING CONSENTS).

A rare and fantastic opportunity to acquire this unique and individual detached bungalow which was built by the current owners in 1959 and is located in the sought after village of Hook. The property occupies a substantial plot with large grounds, garage and generous off-street parking. Internally it comprises of three reception rooms, a kitchen, shower room, utility and a ground floor bedroom. To the upstairs there are three further bedrooms with the master suite having the benefit of a dressing area / shower room and a W.C. An internal inspection is recommended to fully appreciate what this property has to offer.

EPC: D



# VANDON LODGE 1, REED VIEW,

- FOR SALE BY PUBLIC AUCTION BUNGALOW & CONTENTS ON SITE WEDNESDAY 24TH JULY • Substantial Detached Bungalow • Kitchen • Utility • Three Reception Rooms • Downstairs Bedroom and Shower Room • Three further double Bedrooms • Large Gardens & Grounds • Private Driveway



## Sun Room

Side entrance, ceramic tiled flooring and one central heating radiator.

## Kitchen

A range of fitted base and wall units and a 1 1/2 bowl single drainer stainless steel sink.

## Bedroom One

To the rear elevation and benefits from fitted wardrobes.

## Wet Room

Laminate ceiling panelling with inset ceiling lights, vanity wash hand basin and low flush W.C. There is also a shower enclosure with non-slip flooring and laminate wet walls, extractor fan, chrome heated towel rail.

## Shower Room

Fully tiled shower enclosure with low flush W.C and wash hand basin.

## Utility

Fully tiled walls and a rear access door.

## Front Entrance

Front entrance with panelled walls.

## Sitting Room

A spacious sitting room with a feature stone effect fire surround with a gas fire and the stairway to the first floor.

## Lounge

Open aspect from the sitting room.

## Dining Area

A hidden dining area accessed through a fold out wall from the lounge and benefits from a gas fireplace with a stone surround. There is also a hidden bar access through a fold out wall.

## Landing

Built in storage cupboards and access to the loft.

## W.C

Low flush W.C with a wash hand basin and chrome heated towel rail.

## Bedroom Two

To the side elevation. One central heating radiator.

## Bedroom Four / Office

To the front elevation with useful storage cupboards and one central heating radiator.

## Master Suite

To the side elevation with one central heating radiator.

## Dressing Room / Shower Area

Open aspect from the master suite and comprises of a shower enclosure, wash hand basin and fitted wardrobes.

## Garage

Open fronted garage with a stairway to the first floor and mezzanine storage.

## Outside

To the outside the property occupies a substantial plot with large gardens that are predominately laid to lawn

and a private driveway providing plentiful off-street parking.

#### General Remarks

#### GENERAL REMARKS

- Tenure & Possession

It is understood that the tenure of the property is freehold and the property is being offered for sale with vacant possession. We have not inspected the deeds and have had to assume for the purpose of these particulars that the deeds do not contain any onerous or restrictive covenants, which would affect the sale of the property.

- Method of Sale

The property is to be offered for sale by Public Auction. The auction is to be held on site on Wednesday 24th July 2024 at 7pm. The contents are also being sold by auction starting at 6pm.

Our client reserves the right not to accept the highest or indeed any bid made in this respect.

#### AUCTION FEES

The purchasers will be responsible for paying the vendors solicitors fees for the preparation of the

auction pack in the sum of £???? incl Vat.

Vendors Solicitors;

Mr Douglas Oliver

Rollitts

Forsyth House

Alpha Court

Monks Cross

York

YO32 9WN

Tel 01904 625790

email; douglas.oliver@rollitts.com

Buyers Premium

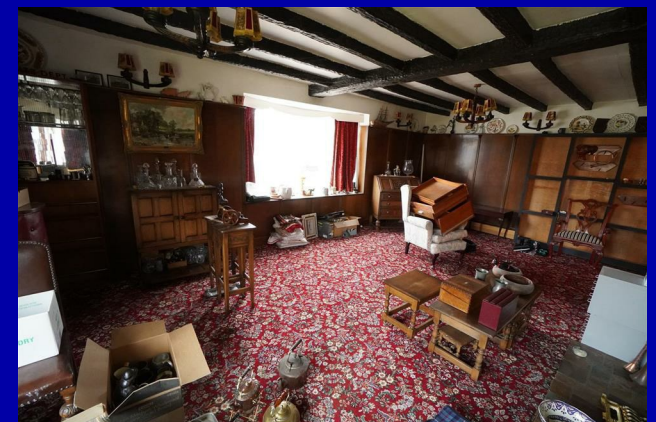
There will be a buyers premium of £1,000 (plus vat) payable upon exchange of contracts.

Administration Fees

There will be an administration fee payable upon exchange of contracts in the sum of £500.00 (plus vat)

Full details can be found at [www.screetons.co.uk](http://www.screetons.co.uk);  
[www.rightmove.co.uk](http://www.rightmove.co.uk); [onthemarket.com](http://onthemarket.com)

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### ADDITIONAL INFORMATION

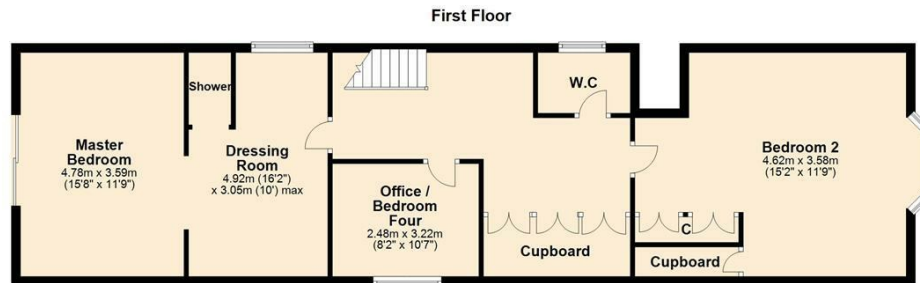
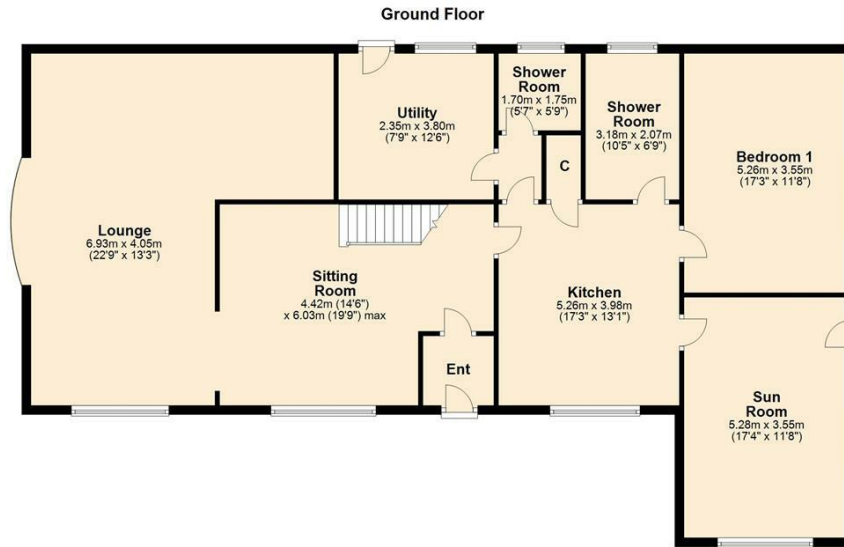
**Local Authority** – EROYC

**Council Tax** – Band G

**Viewings** – By Appointment Only

**Tenure** – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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