



Spaldington Road Spaldington DN14 7NF

Auction Guide £125,000

FREEHOLD

'BY PUBLIC AUCTION'. We are pleased to welcome to the market this three-bedroom semi-detached property that is to be sold by public auction. The auction is to be held on Thursday 15th May 2025 at 7pm. The property offers huge potential, however it is currently in a poor state of repair and does require extensive renovation. Internally, the property briefly comprises; sitting room, kitchen, down stairs bathroom and three bedrooms to the first floor. Outside the property occupies a substantial plot with a private driveway, front and rear gardens and a brick built store.

EPC: G



- For sale by Public Auction on 15th May 2025 at 7pm.
- In need of extensive renovation
- Semi-detached property

Entrance

Stairway to the first floor.

Sitting Room

To the front elevation, open fireplace.

Kitchen

To the rear elevation with a range of kitchen units. Rear access door.

Bathroom

W.C, hand wash basin and panelled bath.

Bedroom One

A double room located to the front elevation with a range of fitted bedroom furniture.

Bedroom Two

A double room to the rear elevation.

Bedroom Three

A single room to the rear / side elevation.

Outside

To the outside the property occupies a sizeable plot with a private driveway, gardens that are predominately laid to lawn to the front and rear, alongside a brick built store.

Drainage

Please note that the removal of foul drainage is via a septic tank.

This property is approximately 814.2 sq ft

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 at St Cuthberts Masonic Lodge, Selby Road, Howden, East Yorkshire, DN14 7JW on Thursday 15th May 2025 at 7pm.

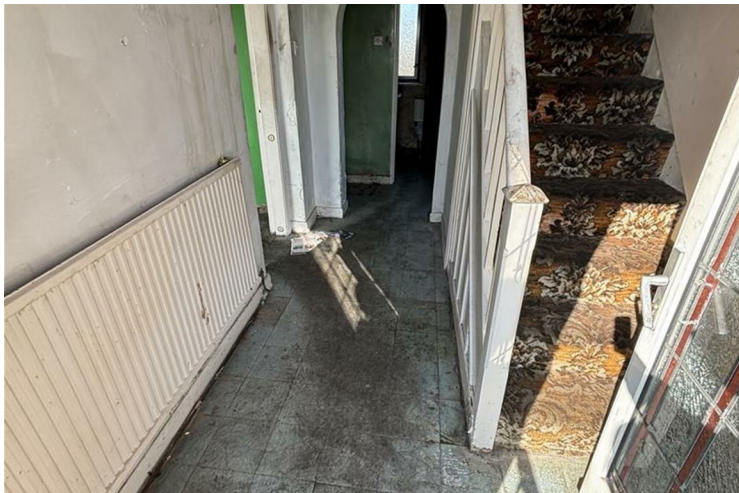
Our client reserves the right not to accept the highest or indeed any bid made in this respect.

AUCTION FEES

The purchasers will be responsible for the re-imbusement for the cost of the search pack provided in the auction pack in the sum of £224.10 incl of VAT.

Vendors Solicitors;
Ms Dawn Daly
Sills & Betteridge LLP
94 Hailgate
Howden
DN14 7SL
Tel: 01430 660017
ddaly@sillslegal.co.uk

Buyers Premium

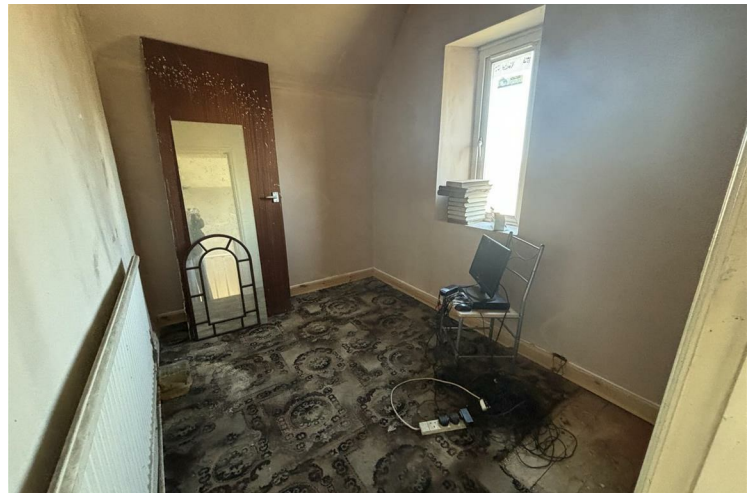
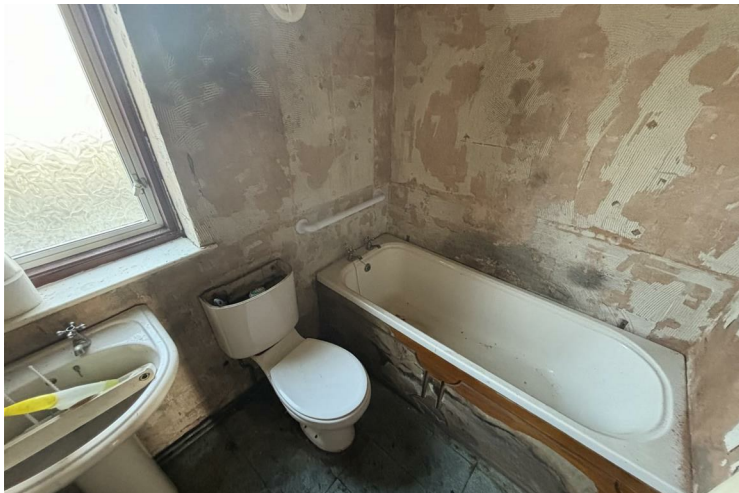


- Solid Fuel Central Heating • Kitchen & Sitting Room • Ground floor bathroom • Three bedrooms • Front and rear gardens • Private driveway, Rural location • Auction fees apply

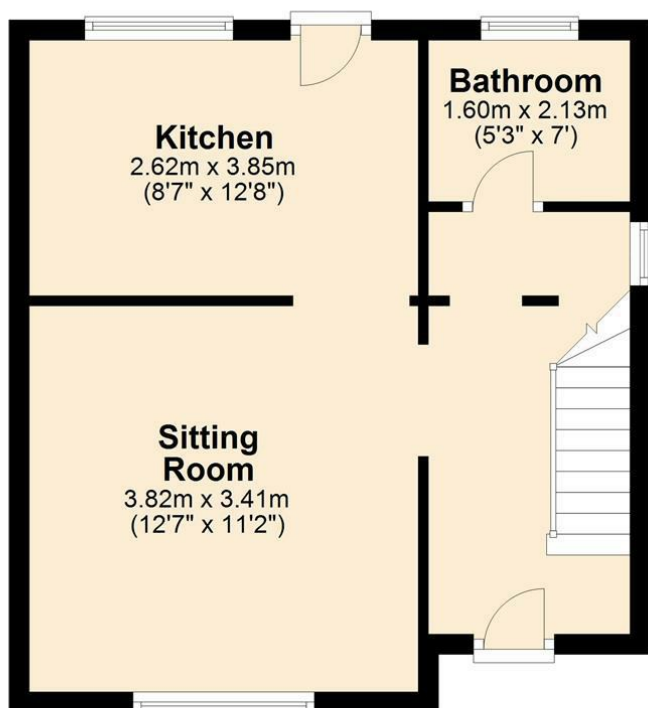
There will be a buyers premium of £1,000 (plus vat) payable upon exchange of contracts.

Administration Fees

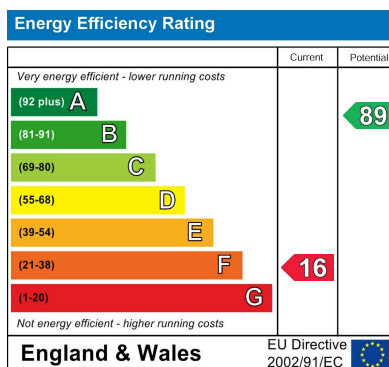
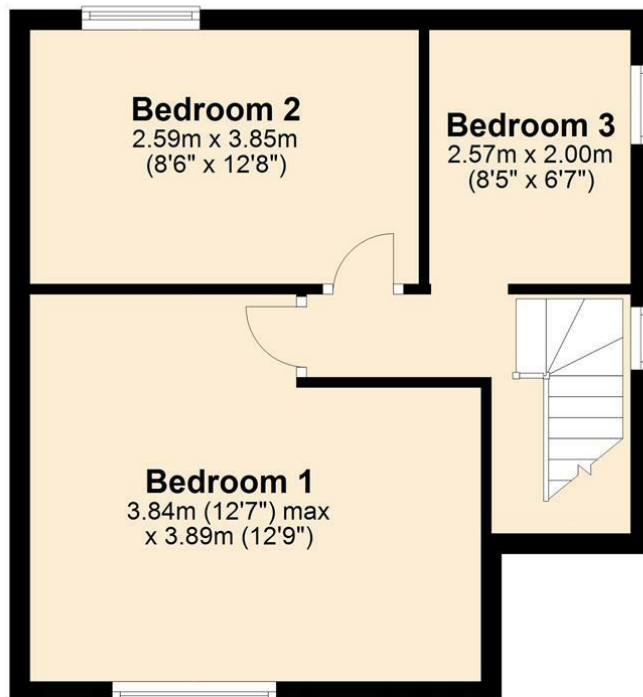
There will be an administration fee payable upon exchange of contracts in the sum of £500.00 (plus vat)



Ground Floor



First Floor



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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