



**Hornsea Road
Atwick
YO25 8DG**

**By Auction
£175,000**



****Being Sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £175,000****

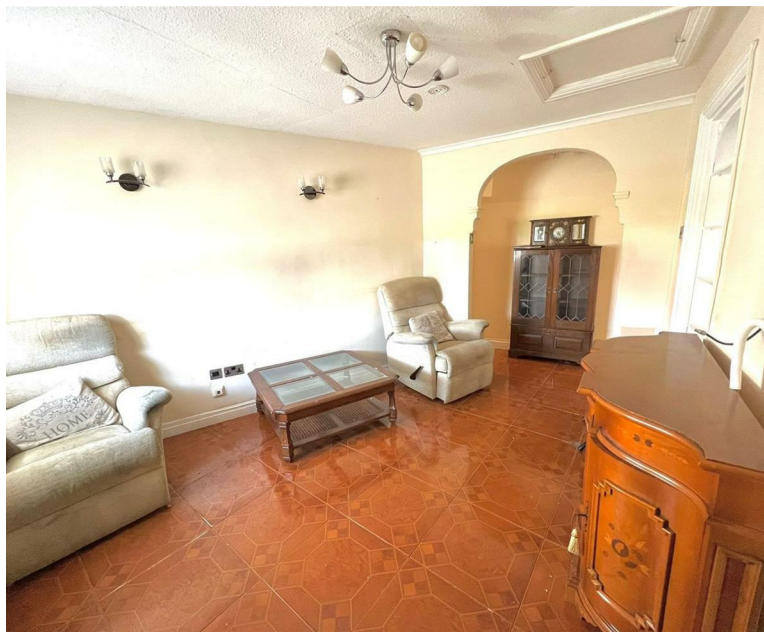
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

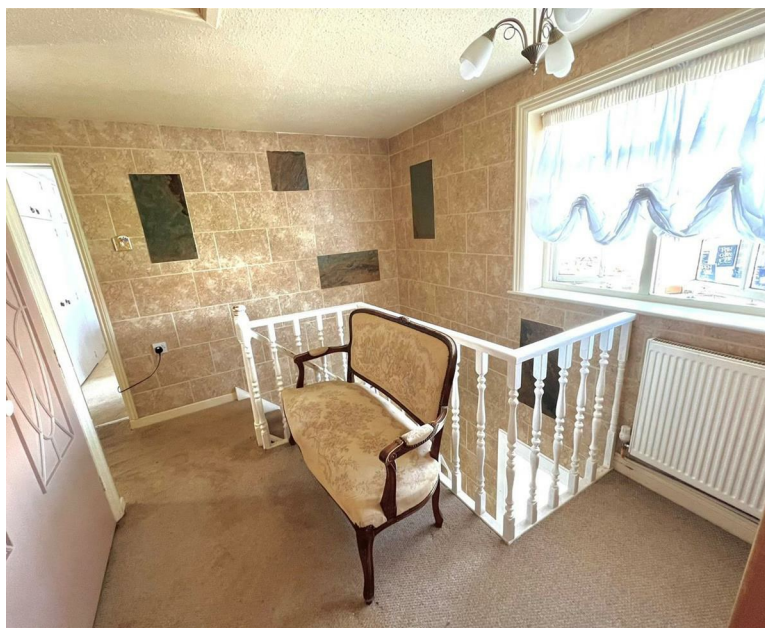
****DO YOU LOVE QUIRKY? THEN YOU WILL LOVE THIS**** Right in the heart of the picturesque village of Atwick, this delightful house boasts three reception rooms, six, yes six bedrooms, and two bathrooms, providing ample space for a growing family or those who love to entertain guests. One of the standout features of this property is its quirky and unique design, setting it apart from the rest. The raised garden at the rear offers a peaceful retreat with a lovely seating area, perfect for enjoying a cup of tea on a sunny afternoon or a glass of your favourite tippie in the evening sunshine. With parking available in the garage, you'll never have to worry about finding a spot for your car after a long day. Additionally, the property presents a possible business opportunity for those looking to explore entrepreneurial ventures or generate additional income. Don't miss out on the chance to own this special property in Atwick. Whether you're looking for a spacious family home or considering a new business venture, this house has the potential to fulfill your dreams. Contact us today to arrange a viewing and discover all the possibilities this property has to offer.

Energy rating - F, Council tax band - D, Tenure - Freehold.



- *****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £175,000*****
- Six bedrooms and two bathrooms inc separate Annex
- In need of some updating
- Unique and quirky property in the heart of the village
- Attractive garden to rear
- Possible business opportunity
- Two reception rooms and conservatory
- Large garage space
- Call to view now







Reception Hall 3.58 x 3.20 (11'8" x 10'5")

An quirky shaped room with wooden window and door to the front, tiled flooring, radiator and loft access hatch.

Lounge 4.56 x 3.70 (14'11" x 12'1")

Window to the front and side, ornate marble fireplace, inset and hearth housing an electric fire, beamed ceiling, tiled flooring, wall light points and radiator.

Kitchen 4.55 x 2.95 (14'11" x 9'8")

Windows to front and rear, dog leg staircase to upper floor, a range of wall and base units with solid wooden doors, complimentary worktops over and 1 1/2 bowl sink unit with mixer tap over. Electric oven and hob with extractor over, integrated fridge, microwave and dishwasher, vinyl flooring and radiator.

Dining Room 3.63 x 3.50 (11'10" x 11'5")

Bay window to side and window to front, beamed ceiling, tiled flooring and radiator.

Conservatory 4.67 x 2.68 (15'3" x 8'9")

Windows to side and rear plus French doors to the rear, television point and vinyl flooring.

Rear Porch 2.15 x 1.73 (7'0" x 5'8")

Houses the floor mounted boiler, door to conservatory and door to wc

WC 1.47 x 1.15 (4'9" x 3'9")

Two windows to side and rear, low level wc and wash hand basin, tiled walls and floor.

Utility Room 3.36 x 2.27 (11'0" x 7'5")

Base units with work surfaces over, single bowl sink unit and drainer with mixer tap over, space for washing machine and tumble dryer, tiled flooring.

First Floor Landing 3.10 x 2.33 (10'2" x 7'7")

Window to front, built in cupboard housing the boiler, access to roof space, tiled walls and radiator.

Main Bedroom 3.49 x 3.18 (11'5" x 10'5")

Window to front, fitted wardrobes carpeted flooring and radiator.

Bedroom 2 3.85 x 2.33 (12'7" x 7'7")

Window to side, carpeted flooring and radiator.

Bedroom 3 3.93 x 2.23max (12'10" x 7'3"ax)

Window to front, carpeted flooring and radiator.

Bathroom 2.93 x 1.68 (9'7" x 5'6")

Window to side, white three piece suite comprising:- panelled bath with shower over, pedestal hand wash basin and low level wc. tiled walls vinyl flooring and heated towel rail.

Annex

To the left of the property over the double garage is an annex with three bedrooms and a shower room.

Previously used as a successful bed and breakfast for seven years there would be scope for this to be done again.

Garage 7.76 x 3.59 (25'5" x 11'9")

Larger than average garage with ample parking space or storage. Electric up and over door and power and light points.

First Floor Landing 3.11 x 1.57 (10'2" x 5'1")

Loft access and doors to all rooms.

Bedroom 1 4.25 x 2.97 (13'11" x 9'8")

Velux to the rear elevation, carpet and radiator.

Bedroom 2 3.20 x 2.35 (10'5" x 7'8")

Window to front, TV point, carpet and radiator.

Bedroom 3 2.90 x 2.21 (9'6" x 7'3")

Window to side, carpet and radiator.

Shower Room 2.26 x 1.31 (7'4" x 4'3")

Step in shower cubicle, pedestal hand wash basin and low level wc.

Outside

There is a small paved area to the front of the property and at the rear a unique garden that is raised providing a seating area, planted area with rockery and garden shed. At the lower level there is a gate leading to the front of the property.

About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can.

Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

Disclaimer

Laser Tape Clause - Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the

statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

