



Brooklands Avenue, Broughton



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BY AUCTION GUIDE PRICE £175,000



Key Features

- **Being Sold via Secure Sale Online Bidding. Terms & Conditions Apply. Starting Bid £175,000**
- PART REFURBISHED
- 3 EN SUITES
- 30' DAY ROOM
- KITCHEN WITH APPLIANCES
- RECEPTION PARKING
- SOLD AS SEEN
- EPC RATING G





**Being Sold via Secure Sale Online Bidding.
Terms & Conditions Apply. Starting Bid
£175,000**

An exciting opportunity to acquire an extended, partly refurbished detached home in the centre of the village of Broughton. The home is essentially finished to first fix level and includes a newly fitted Kitchen with an extensive range of built in appliances and the manifolds for underfloor heating. The Bungalow is centred on the 30' central Day Room and the Bedrooms are all served by En Suite Shower rooms. A useful Office/Bedroom 4 completes the accommodation. There is potential for further, upward extension (subject to the necessary permissions).

A home to truly make your own.

ENTRANCE 3.29m x 2.48m (10'10" x 8'1")

A Upvc door and side screens opens to the Reception Hall which in turn opens to the

DAY ROOM 9.16m x 3.33m (30'1" x 10'11")

The centre point of the home allowing access to the major rooms and with double glazed concertina doors opening to the gardens. Sliding glazed doors open to

KITCHEN 3.65m x 3.15m (12'0" x 10'4")

Appointed with a new range of units and worktops and including a deep glazed sink, central island unit and a range of integrated appliances to include a dishwasher, wine cooler, fridge and freezer, induction hob with extractor over, double oven and fitted microwave oven.

UTILITY 2.20m x 1.50m (7'2" x 4'11")

Appointed with a range of matching units with larder store housing the gas fired combination boiler.

BEDROOM 1 3.68m x 4.14m (12'1" x 13'7")

A generous rear facing double room with double glazed French doors to the rear terrace and En Suite Shower room

BEDROOM 2 3.02m x 3.18m (9'11" x 10'5")

A forward facing room with double glazed bow window and En suite shower room.

BEDROOM 3 3.12m x 2.67m (10'2" x 8'10")

The final double room with En suite Shower room.

OFFICE/BEDROOM 4 3.68m x 1.94m (12'1" x 6'5")

A multi use room with double glazed window to the front aspect.

OUTSIDE

The property occupies a slightly elevated position and is fronted by a lawn together with a 2 car reception drive. Immediately to the rear of the home there is a flagged terrace which overlooks a further lawn with garden Shed.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

Auctioneers' 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.

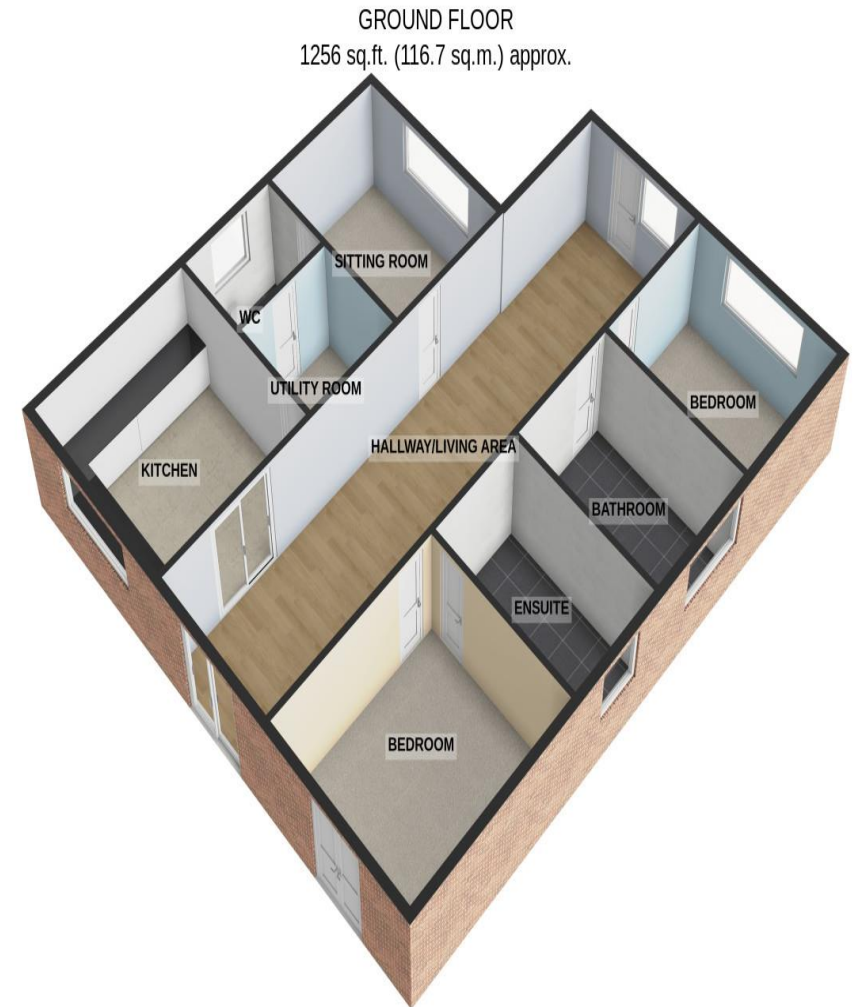
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

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.**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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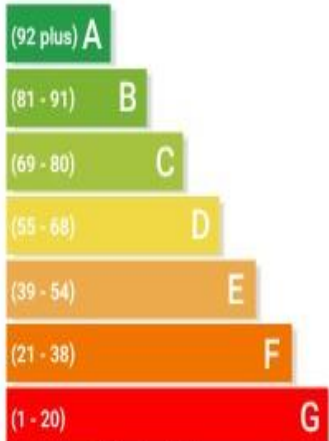
Address: 19 Brooklands Avenue, Broughton, BRIGG, DN20 0DT
RRN:

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



63

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Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC

