



Bridge Road, South Cave, HU15 2JE

Auction Guide £135,000



Platinum Collection

Bridge Road, South Cave, HU15 2JE

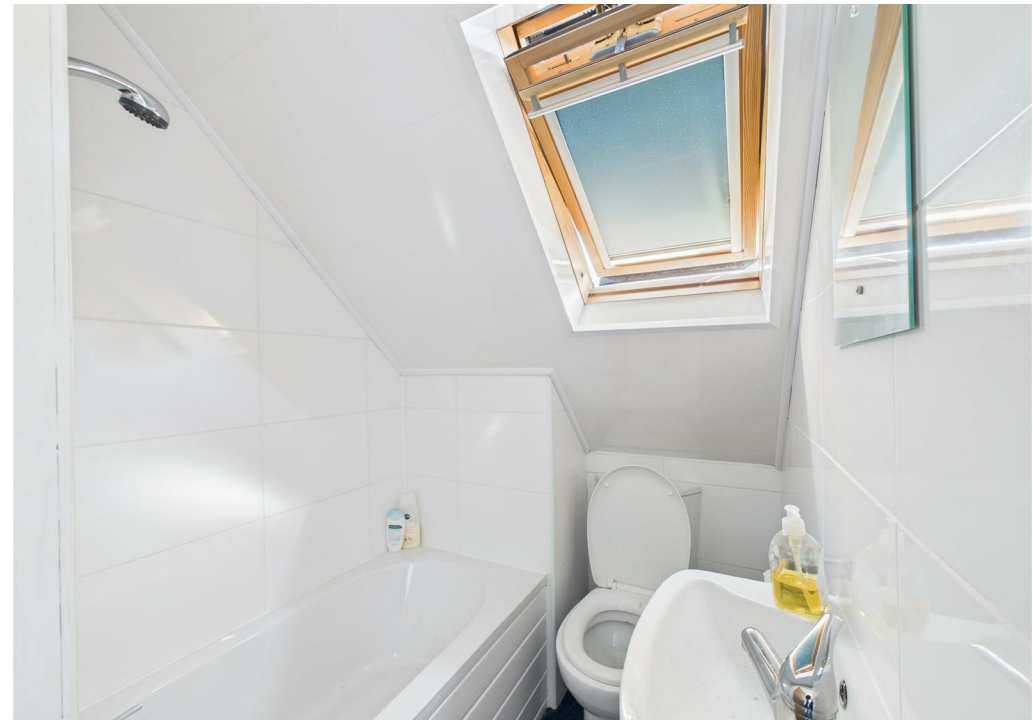
NO CHAIN - This versatile three-bedroom detached home offers excellent scope for improvement and is arranged over two floors, providing flexible living accommodation including the option of a ground floor bedroom. The ground floor comprises an entrance porch, lounge, dining room, kitchen, inner hall leading to a double bedroom and shower room, while the first floor features two further double bedrooms, with bedroom one benefiting from an en-suite. Externally, the property enjoys gardens to three sides, a driveway and an attached garage, and is offered to the market with no onward chain.



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Key Features

- NO ONWARD CHAIN
- Versatile Detached Home
- 3 Double Bedrooms
- 2 Bath/Shower Rooms
- 2 Reception Rooms
- Gardens To 3 Sides
- Driveway & Garage
- For Sale By Modern Auction - T & C's Apply
- Subject To Reserve Price - Buyers Fees Apply
- Council Tax = D / EPC = D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH

Allowing access to the property through a residential entrance door.

LOUNGE

A spacious reception room with windows to the front and side elevations.

KITCHEN

The kitchen is fitted with a range of wall and base units, worksurfaces and splashbacks. A stainless steel sink unit beneath a window to the front elevation, integral appliances including a double oven/grill, gas hob beneath a concealed extractor hood. There is space and plumbing for an automatic washing machine, space for larger fridge freezer.

REAR LOBBY

With a door to the rear of the property and an internal access to the garage.

DINING ROOM

With space for a dining table and chairs, window to the rear elevation and a staircase leading to the first floor.

INNER HALL

With cupboard and access to:

BEDROOM 3

A double bedroom with built-in cupboards and a window to the rear.

SHOWER ROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a double width shower cubicle with a thermostatic shower. There is partial wall tiling, a tiled floor and a window to the rear.

FIRST FLOOR

LANDING

With cupboard and access to:

BEDROOM 2

A double bedroom with fitted wardrobes and a window to the front elevation.

BEDROOM 1

A further double bedroom with a window to the rear.

EN-SUITE

Fitted with a three piece suite comprising WC, wash basin and a bath. There is tiling to the walls and a Velux window.

OUTSIDE

There are gardens to three sides of the property with established shrubbery, various patio areas and a timber shed.

DRIVEWAY & GARAGE

An attached garage features an automated folding shutter door, light and power supply. To the front of the garage there is a driveway providing off street parking.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a warm air heating system.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames .

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.



UNREGISTERED TITLE

Please note we understand that this property holds an unregistered title and as such there may be additional costs to the purchasing process. We recommend a buyer should discuss this matter with their legal representative.

VIEWINGS ELLOUGHTON

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

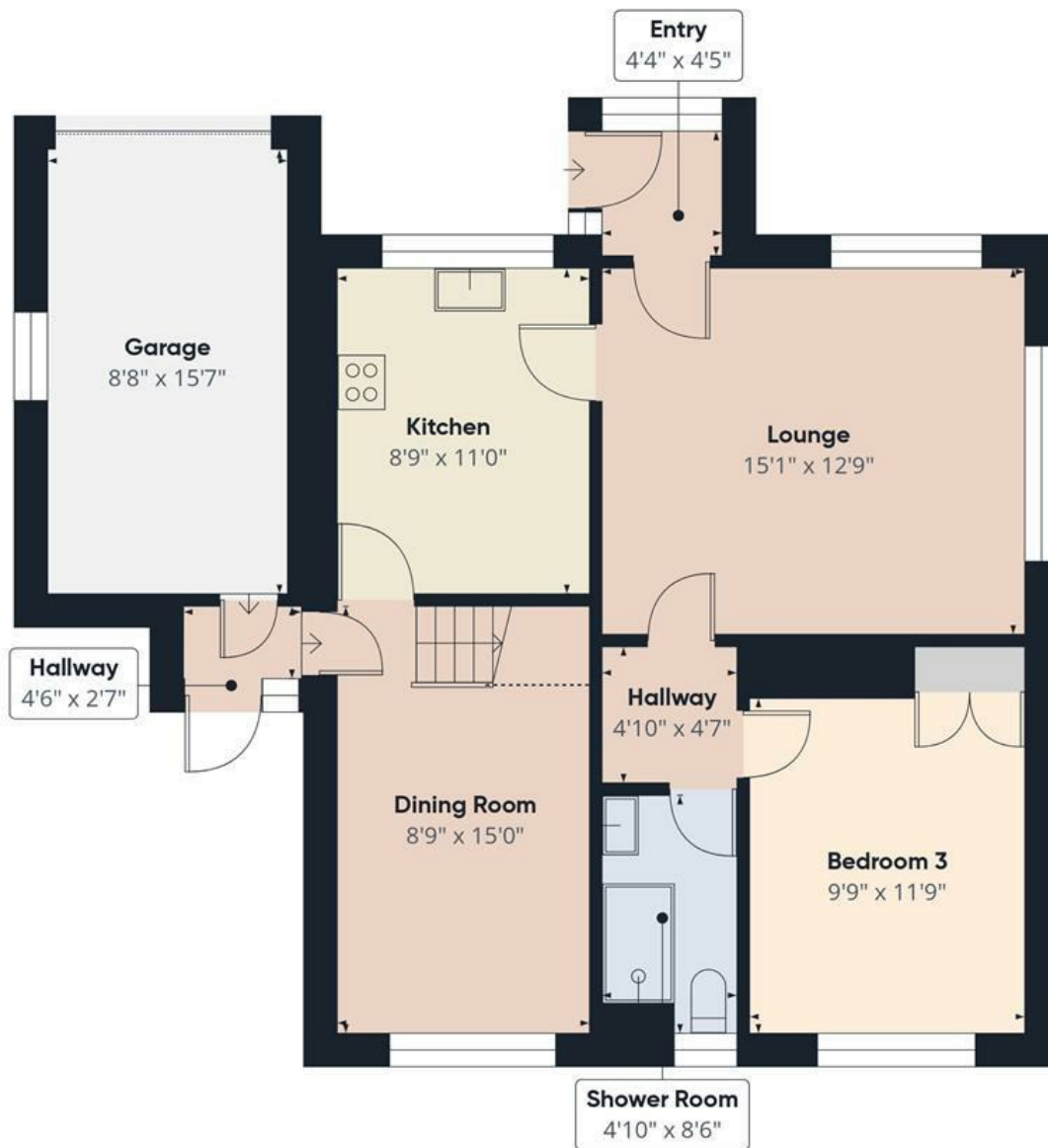
AGENT NOTES.

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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from

Financial Services, Conveyancing and Surveys.
Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100
Graham & Rosen Solicitors £125 Lockings Solicitors £100



Ground Floor



First Floor

Approximate total area⁽¹⁾
1094 ft²

Reduced headroom
16 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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