



**Warton Avenue, Beverley HU17 0JB**

**welcome to**

**Warton Avenue, Beverley**

Don't miss out on this unique greatly enlarged family home offered a realistic guide price for the size of accommodation on offer. Offered for sale by Modern Method of Auction.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Hall

Double glazed entrance door and stairs to the first floor.

### Lounge

18' 3" x 11' 5" into recess ( 5.56m x 3.48m into recess )  
Double glazed window to the front aspect, radiator, and double glazed french doors to the rear garden

### Dining Room

11' 6" x 14' 2" ( 3.51m x 4.32m )  
Double glazed window to the front aspect and radiator.

### Rear Hallway

Double glazed side entrance door, twin radiators, understairs storage cupboard, access to the loft and built in double utility cupboard with work surfacing and plumbing for a dishwasher.

### Sitting Room

17' 2" x 10' 2" ( 5.23m x 3.10m )  
Double glazed window to the front aspect, radiator and twin double glazed windows to the side aspect.

### Cloaks/wc

A double glazed window to the side aspect, extractor fan, radiator, wc and wash hand basin.

### Kitchen

8' 6" x 7' 8" ( 2.59m x 2.34m )  
Double glazed window to the side aspect, base and wall units with worksurfacing incorporating twin stainless steel sink units, built in electric oven, electric hob with hood over and a radiator.

### Breakfast Room

13' 9" x 8' 6" ( 4.19m x 2.59m )  
Double glazed window to the rear aspect and radiator.

### Day Room / Bedroom 4

12' 9" x 10' 3" ( 3.89m x 3.12m )  
Radiator and double glazed french doors giving access to the rear garden.

### Utility Room

9' x 7' 7" ( 2.74m x 2.31m )  
Double glazed window to the side aspect, extractor fan, base units with worksurfacing over and stainless steel sink. Plumbing for an automatic washing machine and a radiator.

### Ground Floor Wet Room

Double glazed window to the side aspect, radiator, extractor fan, part tiled walls, walk-in shower area, wc and a pedestal wash hand basin.

### Landing

Double glazed window to the rear aspect, radiator, access to the loft and a built in cupboard with gas central heating boiler.

### Bedroom One

17' 2" x 10' 3" extending to 23' 1" ( 5.23m x 3.12m extending to 7.04m )  
This L- shaped room has double glazed windows to front, side and rear aspects and twin radiators. The

access area to the main bedroom could be converted to a dressing room/ensuite amenities.

### Bedroom Two

11' 8" into recess x 10' 6" ( 3.56m into recess x 3.20m )  
Twin double glazed windows to the front aspect and radiator.

### Bedroom Three

10' x 8' ( 3.05m x 2.44m )  
Double glazed window to the rear aspect and radiator.

### Bathroom

Double glazed window to the rear aspect, extractor fan, part tiled walls and a corner shower cubicle, pedestal wash hand basin, panelled bath, wc and radiator.

### Outside

To the front of the property is a lawned garden with hedged surround and to the rear is a lawned area with adjoining paved patio which extends to the side of the house and to the rear of the garden is an extensive gravelled area together with a brickset off street driveway providing parking.

### Agent' Note

There are currently two EPC's for the property the first being for the ground floor Certificate No. 8310-6629-6160-4224-5226 with an EPC rating of C and a second EPC for the first floor Certificate No. 0863-2884-7598-2720-5691 with an EPC rating of C. Both certificates have the current and potential energy ratings of Current 78 (C) and Potential 78 (C).



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## Warton Avenue, Beverley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Greatly enlarged family home with versatile living space.
- Council Tax Band A

Tenure: Freehold EPC Rating: C

guide price

**£200,000**

### directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV106326 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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