



**Cherry Tree Lane, BEVERLEY HU17 0BB**



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**Cherry Tree Lane, BEVERLEY**

Well presented substantial two bedroom bay fronted house offered for sale with no forward chain to be sold 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 Porch

With tiled floor.

## Entrance Hall

Accessed via a double glazed entrance door, built in storage cupboard and coved ceiling.

## Through Lounge/dining Room

28' 2" into bay window x 9' 8" extending to 13' ( 8.59m into bay window x 2.95m extending to 3.96m )  
With a double glazed bay window to the front elevation together with a further double glazed window to the rear elevation. Feature brick fireplace with timber mantle over and attractive log burner with flagstone hearth. Built in storage cupboard, picture rails to the walls, twin radiators, stairs to the first floor and coved ceiling.

## Kitchen

Double glazed windows to the rear and side aspects, range of high gloss base and wall units with worksurfacing and tiled splash back and incorporating 1 1/2 bowl sink unit. Plumbing for an automatic washing machine and an integrated dishwasher and fridge/freezer. Five ring hob with hood over and electric oven. Concealed gas central heating boiler and a radiator.

## Lobby Area

Double glazed rear entrance door.

## Cloakroom

Part tiled walls, extractor fan, wc and corner wash hand basin.

## Landing

Built in storage cupboard and coved ceiling.

## Bedroom One

13' 2" into recess x 11' 3" ( 4.01m into recess x 3.43m )  
Double glazed window to the front aspect, radiator and coved ceiling.

## Bedroom Two

14' x 7' 2" into recess ( 4.27m x 2.18m into recess )  
Double glazed window to the rear aspect, radiator and coved ceiling.

## Bathroom

With double glazed window to the rear aspect, tiled walls, radiator and extractor fan. Corner panelled bath with shower over, pedestal wash hand basin and wc. Airing cupboard housing hot water tank.

## Outside

To the front is a gravelled garden with low wall surrounds. To the rear is lawned garden with paved patio area, timber store shed and fenced surrounds.



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## Cherry Tree Lane, BEVERLEY

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Bay Fronted Mid Terrace House
- 28' Through Lounge/Dining Room

Tenure: Freehold EPC Rating: D

guide price

**£135,000**

### 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:  
BEV106494 - 0007

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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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