



Main Street, Etton Beverley HU17 7PG

welcome to

Main Street, Etton Beverley

Offered for sale by Modern Method of Auction this is a most appealing Grade II listed property with tremendous charm and character with feature rear gardens and a range of outbuildings.



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.

Lounge

12' 1" plus stairs x 10' 8" (3.68m plus stairs x 3.25m)
With a panelled entrance door, feature fireplace, radiator and wall light points together with dado rails to the walls, open beamed ceiling and staircase to the first floor.

Dining Room

14' 5" x 8' 8" (4.39m x 2.64m)
With secondary glazed window to the front aspect, radiator, dado rails to the walls, wall light points and coved ceiling.

Bedroom/Reception Room

11' 3" x 10' 9" (3.43m x 3.28m)
With glazed french doors giving access to the rear gardens, radiator, built in wardrobe and wall light points.

Ensuite Wetroom

With double glazed window to the side aspect, part tiled walls, extractor fan and radiator. Walk-in shower area with Mira fittings, wash hand basin and wc.

Kitchen

11' 9" x 10' 7" (3.58m x 3.23m)
With secondary double glazed windows to the rear and side aspects, oil fired central heating boiler and mock beamed ceiling. There is a range of base and wall units with worksurfacing with tiled splash back incorporating a stainless steel sink unit, electric cooker point, tiled floor and radiator.

First Floor Accommodation Landing

With dado rails to the walls

Bedroom Two

14' 8" including wardrobes x 8' 9" (4.47m including wardrobes x 2.67m)
With a window to the front aspect, radiator, dado rails to the walls and a built in wardrobe.

Bedroom Three

12' including wardrobes x 10' 8" into recess (3.66m including wardrobes x 3.25m into recess)
With a secondary glazed window to the side aspect, radiator, dado rails to the walls, built in wardrobe and coved ceiling.

Shower Room

With a secondary glazed window to the rear aspect, part tiled walls, radiator and dado rails. Double shower cubicle, pedestal wash hand basin, wc and a coved ceiling.

Walk In Storage

With secondary glazed window to the side aspect, built in shelved storage cupboard plus separate airing cupboard with hot water tank.

Outside

A timber gate gives access to a private gravelled side drive which leads down to the private and secluded feature rear gardens which have a paved patio to a shaped lawn with mature flower and shrub borders.

Outbuildings

Set to the rear of the south facing garden is a range of brick constructed outbuildings with the driveway giving direct access to a double covered carport measuring 18'7 x 14'8 which gives through via an up and over door to the workshop/garage measuring 22'9 x 8' and beyond attached with access directly from the garden is an outside wc.

Agent's Note

Please note this is a Grade II listed property.



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Main Street, Etton Beverley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Most Appealing Grade II Listed traditional cottage
- Council Tax Band D

Tenure: Freehold EPC Rating: E

guide price

£210,000

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:
BEV106489 - 0009

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