OurHouse
ESTATE AGENTS

20 NEWBEGIN . HORNSEA . HU18 1AG

01964 532121
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- FOR SALE VIA ONLINE AUCTION - TERMS AND CONDITIONS APPLY
- 2 BEDROOMS
- FULL OF CHARACTER
- DETACHED COTTAGE
- VILLAGE LOCATION
- ORIGINALLY WAS A BLACKSMITHS
- CLOSE TO AMENITIES

Skipsea Road, Beeford, YO25 8AL

£145,000

2 BEDROOMS | 1 BATHROOMS | 1 RECEPTION ROOMS | Bungalow - Detached

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PROPERTY SUMMARY



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Guide Price - £145,000

https://www.pattinson.co.uk/property/522450

** CHAIN FREE TRUE BUNGALOW!! **

A charming slice of Beeford's history, this delightful double-fronted bungalow is believed to be one of the village's oldest homes and once served as the village blacksmith's forge. Full of character and warmth, the property blends period features with comfortable, well-presented living spaces.

Inside, a welcoming hallway leads to two generous double bedrooms and a well-appointed family bathroom. The cosy lounge features exposed beams and a character fireplace, creating a wonderfully homely atmosphere. To the rear, the spacious breakfast kitchen offers plenty of storage, rustic charm and direct access outside.

Outside, the property enjoys an enclosed courtyard-style garden, designed for easy upkeep and perfect for relaxing or adding colour with pots and planters.

Quaint, cosy and packed with personality, this unique bungalow is an ideal home for anyone seeking something a little special in the heart of Beeford.

EPC: D
Council Tax: B
Tenure: Freehold

Entrance Hall
Entrance door, part panelled walls, parquet flooring, coving to ceiling, loft access.

Lounge
16'6" x 11'5"
Square bay window to front of property, fireplace with electric fire, beams to ceiling, part panelled walls, carpeted, radiator.

Breakfast Kitchen
16'4" x 10'9"
French doors out to garden, window to rear of property, fitted wall and base units, wooden work surfaces, double Belfast sink, electric cooker point, part panelled walls, space for freestanding oven, space for fridge-freezer, laminate flooring, part tiled walls, radiator.

Master Bedroom
14'9" x 11'9"
Square bay window to front of property, large walk in storage cupboard with built in shelving, part panelled walls, beamed ceiling, carpeted, radiator.

Bedroom 2
11'5" x 8'3"
Window to rear of property, part panelled walls, beams to ceiling, carpeted, radiator.

Bathroom
9'3" (max) x 8'7"
Window to rear of property, W.C, pedestal hand wash basin, bath, step in shower, laminate flooring, extractor fan, part tiled walls, coving to ceiling, laminate flooring.

Rear Garden
Walled and fenced boundaries, mainly gravelled with mature planting, raised decked area, paved area, garden shed and side access.

Auctioneering Additional 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.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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.

Auctioneers Additional Comments
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 up to 6% inc VAT (subject to a minimum which could be up to £7,200 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.

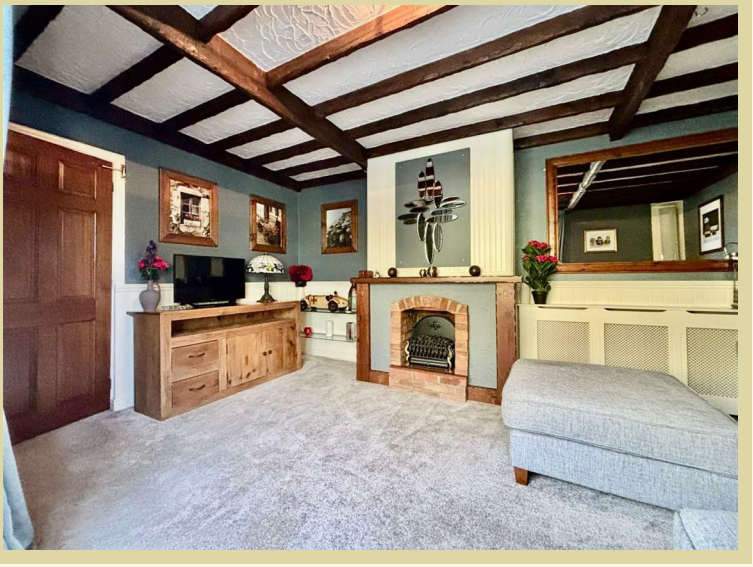




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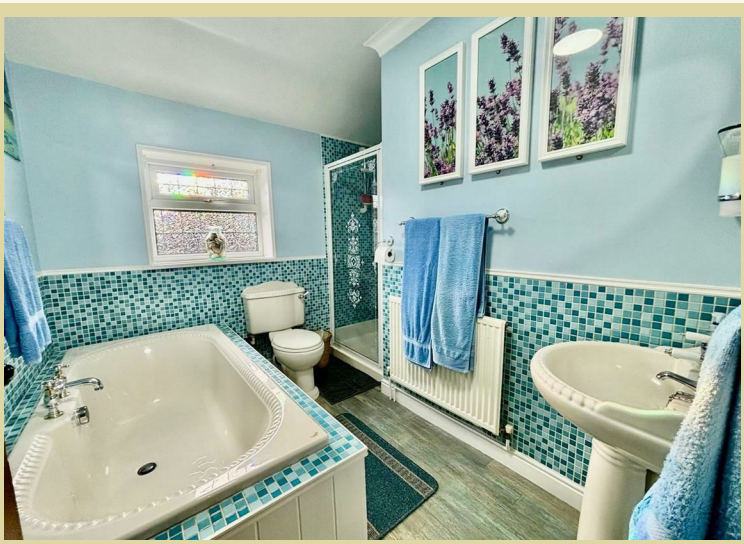
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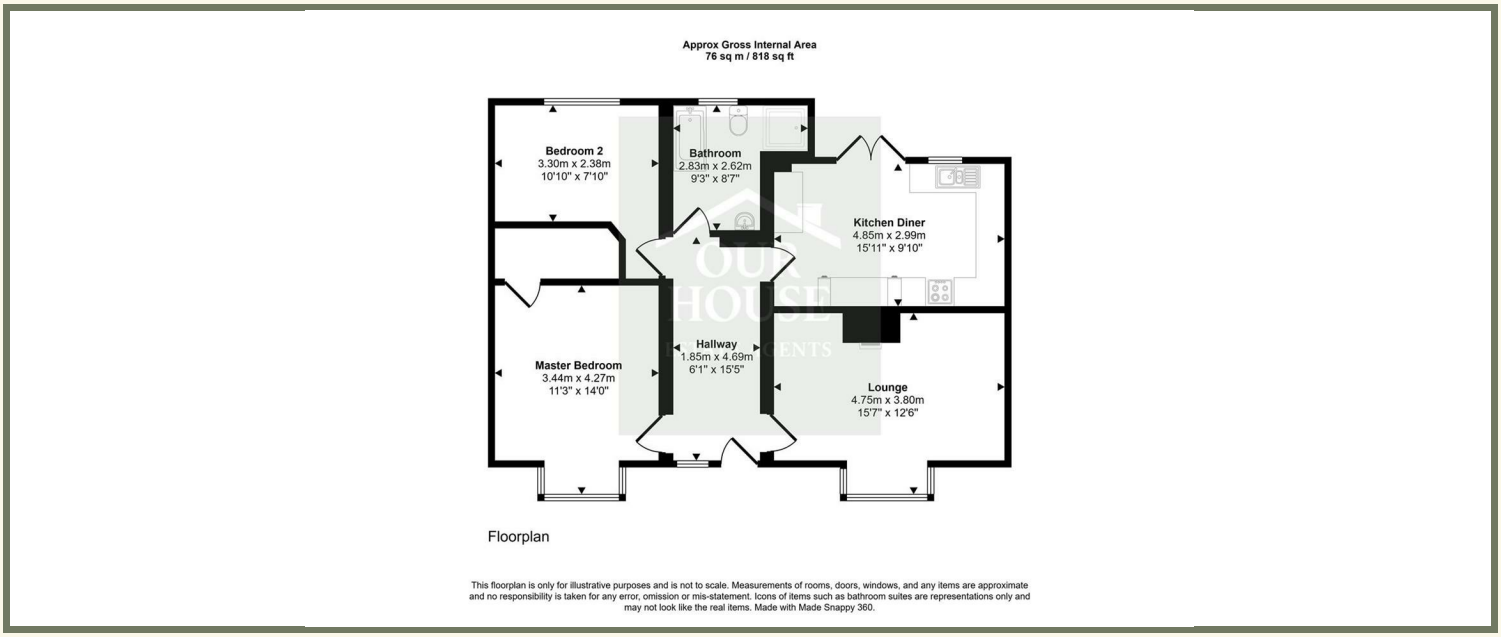


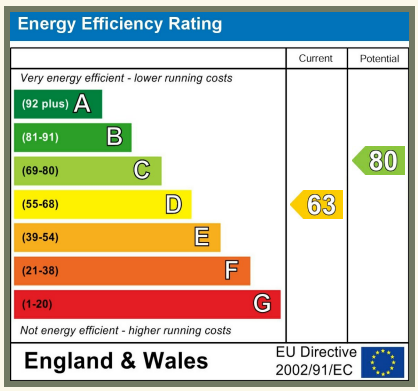






Floorplan, EPC and location







Council Tax Band - B

Tenure - Freehold

ARRANGE A VIEWING

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