



Baptist Place, Bridlington, YO16 7JZ

- SOLD VIA MODERN METHOD OF AUCTION
- Four Bedrooms
- Modern Kitchen
- Close To A Range Of Amenities
- Semi-Detached House
- Living Room & Seperate Dining Room
- Rear Garden

By Auction £80,000



17 Baptist Place, Bridlington, YO16 7JZ

DESCRIPTION

**** SOLD VIA MODERN METHOD OF AUCTION - TERMS BELOW ****

Situated close to a wide range of local amenities, this spacious semi-detached home offers potential for families and buyers looking to put their own stamp on a property.

The ground floor comprises a welcoming living room, a separate dining room, a modern kitchen with integrated hob and oven, and a bathroom fitted with a three-piece suite.

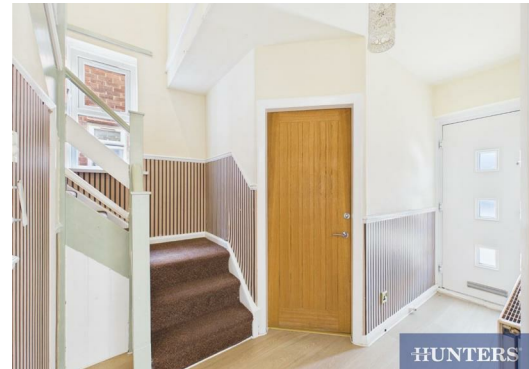
Upstairs, there are four well-proportioned bedrooms, along with a separate W/C for added convenience.

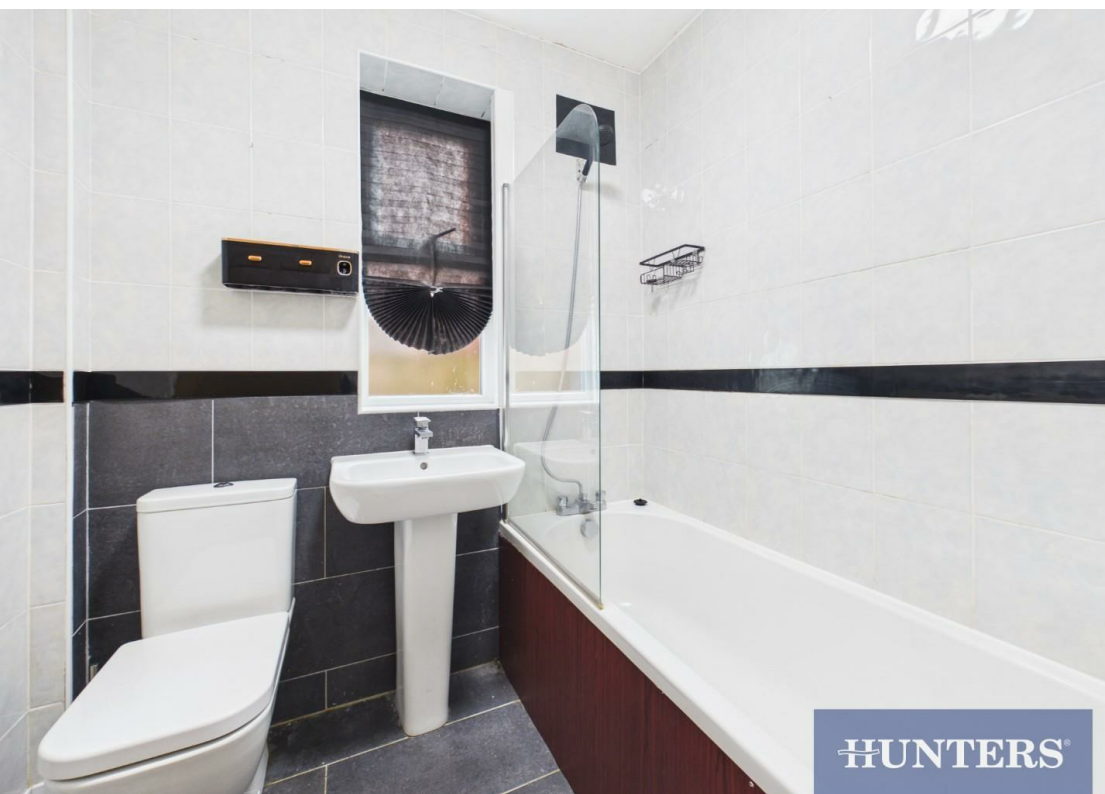
Outside, the rear garden provides plenty of scope to create your ideal outdoor space and benefits from a brick-built storage shed. The area benefits from easy access to local amenities, including supermarkets, convenience stores, schools, healthcare facilities and leisure amenities.

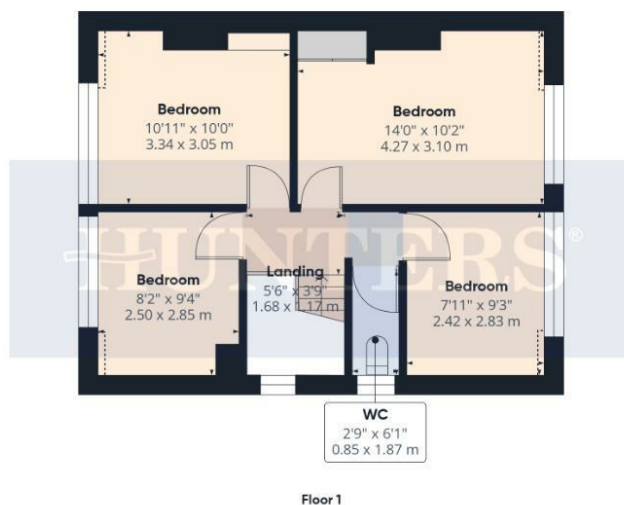
Schedule a viewing today!

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 4.2% 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.







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Approximate total area⁽¹⁾

930 ft²
86.3 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

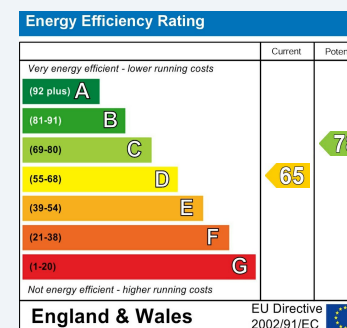
Below 5 ft/1.5 m

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

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact bridlington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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