



Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
HU18 1AW
01964 537123
hornsea@qandc.net

21 Seaside Road, Aldbrough, East Yorkshire, HU11 4RX
Auction Guide £115,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		43
(21-38)	F		
(1-20)	G	13	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- For Sale by the Modern Method of Auction
- Super opportunity
- 25ft sitting & dining room
- Well secluded garden to rear
- EPC - G

- Repair and refurbishment required
- Detached cottage
- Three bedrooms
- Parking drive & garage

LOCATION

This property fronts onto Seaside Road with an open outlook to the front and well secluded garden to the rear.

Aldbrough is a charming and well-served coastal village on the East Yorkshire coast, offering an appealing blend of seaside living and everyday convenience. With a parish population of around 1,350, the village enjoys a friendly community atmosphere while benefiting from a range of local amenities. Ideally positioned, Aldbrough lies approximately 12 miles north of the city of Hull and around seven miles south of the popular seaside town of Hornsea, providing excellent access to both urban and coastal attractions. The village is well equipped with local shops, public houses, a primary school, doctors' surgery, playing field and sports hall, all supported by a regular country bus service. This attractive coastal location makes Aldbrough a popular choice for those seeking a relaxed lifestyle by the sea without compromising on connectivity or essential facilities.

ACCOMMODATION

The accommodation has a solid fuel central heating system, secondary double glazing and is briefly arranged on two floors as follows:

REAR PORCH

4'3" x 7'
Leading to:

BEDROOM 3

10'10" x 8' overall
With wardrobes and one central heating radiator.

SITTING ROOM AND DINING AREA

25'3" x 12'4" overall
With a beamed ceiling, former fireplace at one end and a cast iron room heater with back boiler, two wall light points and two central heating radiators.

KITCHEN

12'2" x 11'11"
With cupboards and worksurfaces with an inset steel sink, stairs leading off, a built in pantry cupboard, plumbing for an automatic dishwasher, and one central heating radiator.

BATHROOM

5'9" x 8'4"
With a panelled bath, wash hand basin, plumbing for an automatic washer and one central heating radiator.

SEPERATE W.C.

5'9" x 8'4"
With a low level W.C. and one central heating radiator.

FIRST FLOOR

SMALL LANDING

With airing cupboard and doorways to:

BEDROOM 1 (FRONT)

13' x 12'5"
With a deep built in cupboard which incorporates an access hatch to the rear roof space (housing the hot water cylinder with an electric immersion heater) and one central heating radiator.

BEDROOM 2 (FRONT)

12' x 12'5"
With access hatch to the roof space and one central heating radiator.

SEPERATE W.C.

With a corner wash hand basin, low level W.C. and one central heating radiator.

OUTSIDE

The cottage fronts direct onto the pavement with a small border incorporating plants and hand gates on either side of the house leading into the rear garden. There is also a parking drive running along the East of the plot to a detached timber and asbestos built garage (8' x 16') with gate opening timber doors. To the rear is a well secluded

garden with patio areas, mature trees and planting with a hand gate leading to the driveway.

COUNCIL TAX BAND

The council tax band for this property is band C.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

AUCTION INFORMATION

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



Total area: approx. 96.9 sq. metres (1042.8 sq. feet)