



4 Thearne Lane, Beverley, HU17 0SA
Auction Guide £135,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply.
Guide Price - £135,000

A two-bedroom dormer semi-detached bungalow offered for sale by auction, requiring full renovation throughout and presenting a clear project opportunity for developers, investors, or buyers seeking a complete refurbishment.

The property is in need of significant modernisation and improvement, with works required across all areas. The accommodation currently comprises a lounge, kitchen opening into a breakfast room with French doors to the rear garden, two ground floor bedrooms, and a bathroom. To the first floor is a boarded loft space offering potential, subject to the necessary consents.

Externally, there is parking to the front, a rear garden, and a garage accessed via a 10ft side access.

Situated in Woodmansey, the property offers access to nearby Beverley and local amenities. This is a rare opportunity to acquire a property with scope for full refurbishment and value enhancement.

Viewing is recommended to fully appreciate the extent of works required and the potential on offer.

EPC: Awaited
Council Tax: C
Tenure: Freehold

Front Garden

Mainly gravelled with raised parking space.

Entrance Porch

Entrance door with windows to front and side.

Lounge

20'7" x 14'9" (6.28 x 4.52)

Window to front, gas fire with fireplace, built in units and two radiators.

Kitchen

12'2" x 9'7" (3.73 x 2.94)

Window to front, a range of fitted wall and base units with work surfaces, stainless steel one and a half bowl sink unit with single drainer. Space and plumbing for washing machine, space for undercounter fridge freezer, electric cooker point. Part tiled walls, open to breakfast room.

Breakfast Room

8'9" x 7'11" (2.68 x 2.42)

Window to side, French doors to garden.

GF Master Bedroom

12'5" x 12'2" (3.81 x 3.72)

Square bay window to front, built in wardrobes and radiator.

GF Bedroom 2

12'5" x 8'10" (3.81 x 2.7)

French doors to breakfast room. Staircase to boarded out loft space, radiator.

Boarded Out Loft Space

15'3" x 10'10" (4.67 x 3.31)

Dormer window to rear, radiator.

GF Bathroom

6'6" x 5'6" (1.99 x 1.7)

Window to rear, hand wash basin, bath, loft access and radiator.

WC

Window to side, W.C.

Rear Garden

Laid mainly to lawn with side access, paved area and garden shed.

Garage

Detached with up and over door, accessed via 10ft at rear.

Auctioneers 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.

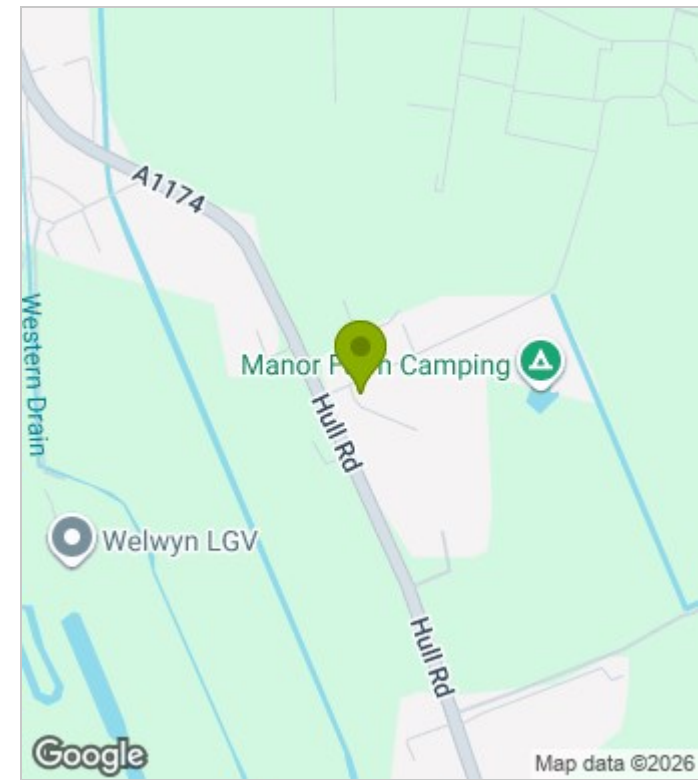
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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.



Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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