



Smook Hills Road,
Starting Bid £160,000





KEY FEATURES

- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Detached Bungalow
- Generous Outbuilding
- Two Bungalows
- Investment Opportunity
- Driveway
- Private Gardens
- Rural Location
- Close to Beach
- EPC rating D



DESCRIPTION

For sale by Secure Sale Online Bidding. Starting bid £160,000 Terms and Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This two bedroom detached property offers an exciting opportunity in a rural location for buyers looking to create a comfortable home tailored to their own tastes. The bungalow offers well proportioned accommodation arranged over one level. The accommodation includes an entrance hall, two spacious reception rooms, two bedrooms, kitchen, bathroom and sunroom. The property also benefits from an outbuilding attached to the property and a second self contained outbuilding in the rear garden that would be well suited to a range of uses.

Outside to the front is a driveway providing off street parking for multiple vehicles, a lawned front garden with rock feature and established planting. A swing gate provides access to the rear of the property. To the rear is a brick built outbuilding with double glazed windows and door that would be suited to a range of uses. The garden is mainly laid to lawn with some established planting, sheds and hardstanding.

This property needs to be viewed to appreciate the potential that is on offer.

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.



PARTICULARS OF SALE

Entry

1.5m x 0.87m (4'11" x 2'11")

Entry hall accessed via private front door. Access to reception room.

Reception Room

4.04m x 4.71m (13'4" x 15'6")

A generous reception room with window to the front elevation. Doors leading to second reception room and bedroom.

Reception Room

2.78m x 4.43m (9'1" x 14'6")

A second reception room with door leading to second bedroom. Entry way to kitchen and French doors to sunroom.

Sunroom

2.75m x 3.4m (9'0" x 11'2")

French doors leading to the garden.

Kitchen

2.29m x 3.61m (7'6" x 11'10")

A range of base and wall units in white and blue with contrasting countertops. Window to the rear elevation.

Bathroom

1.82m x 3.16m (6'0" x 10'5")

Family bathroom serves the property with shower, sink and toilet.

Bedroom

3.07m x 4.7m (10'1" x 15'5")

A generous double bedroom with window to the front elevation.

Bedroom

3.13m x 3.31m (10'4" x 10'11")

A generous bedroom with window to the rear elevation.

Outbuilding

1.88m x 4.88m (6'2" x 16'0")

Storage with access via kitchen, front and back.

Outbuilding

A stand alone brick built outbuilding with double glazed windows and door. This would suit a wide range of uses. Approximately 3mx5m.

Outside

To the front a driveway for off street parking. Garden laid to lawn with established planting. Swing gate to the rear.

The rear is mainly laid to lawn with path, hardstanding, sheds, established planting. This garden offers lots of scope.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

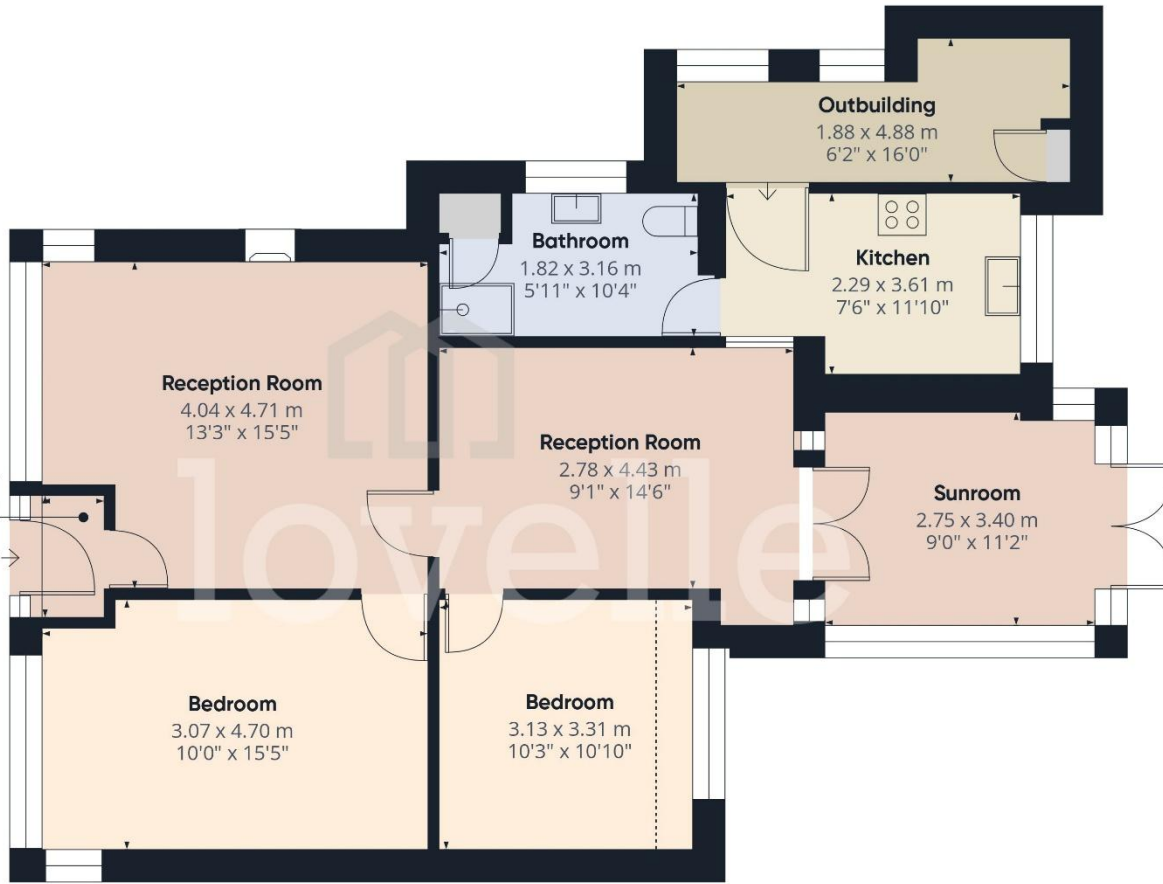
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Approximate total area⁽¹⁾

89.7 m²
965 ft²

Reduced headroom

1.6 m²
17 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



