



11 Desmond Avenue, Hornsea, HU18 1AF

Bv Auction £65.000





Being Sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £65,000.

This three-bedroom semi-detached property offers an excellent opportunity for investors and renovators alike, situated in a central location within the popular coastal town of Homsea.

In need of full renovation throughout, the accommodation briefly comprises a spacious through lounge diner and separate kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a shower room.

Externally, the property benefits from a low-maintenance concreted rear garden, providing scope for landscaping or redesign to suit individual tastes.

With strong potential to add value, this property presents an ideal project for those looking to modernise and create a home tailored to their own specification or for buy-to-let investment in a well-connected, central setting close to local amenities and the seafront.

EPC - D  
Council Tax - A  
Tenure - Freehold

**Front Garden**  
Paved with walled and fenced boundaries.

**Entrance Hall**  
Entrance door, window to front of property, staircase to first floor, radiator, carpeted.

**Lounge**  
11'2" x 11'1" (3.41 x 3.39)  
Bay window to front of property, open to dining room, stone fireplace with electric fire, coving to ceiling, radiator, carpeted.

**Dining Room**  
16'7" x 11'9" (5.07 x 3.59)  
Open to lounge, windows to side and rear of property, radiator, carpeted.

**Kitchen**  
10'1" x 11'6" (3.09 x 3.53)  
Windows to side and rear of property, door to rear garden, fitted wall and base units, work surfaces, built in electric oven and hob, integrated under counter fridge and freezer, space and plumbing for washing machine, part tiled walls, extractor fan, radiator, lino flooring, boiler.

**First Floor Landing**  
Radiator, carpeted.

**Bedroom 1**  
10'0" x 13'11" (3.05 x 4.26)  
Bay window to front of the property, radiator, carpeted.

**Bedroom 2**  
11'8" x 9'1" (max) (3.58 x 2.77 (max))  
Window to rear of property, radiator, loft access.

**Bedroom 3**  
6'11" x 8'3" (2.13 x 2.52)  
Window to rear of property, coving to ceiling, carpeted.

**Bathroom**  
5'8" x 4'11" (1.74 x 1.50)  
Window to front of property, W.C, pedestal hand wash basin, step in corner shower, extractor fan, lino flooring, panelled walls.

**Rear Garden**  
Mainly concreted with fence boundaries, garden shed.

**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.

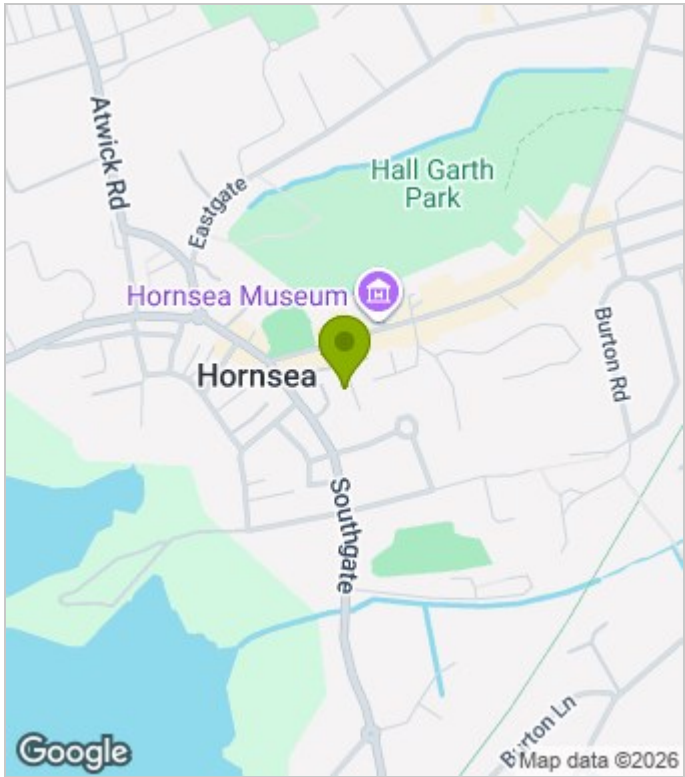
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	