



King Edward Terrace, Brough, HU15 1EE
Auction Guide £100,000


Bannister

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Key Features

- NO CHAIN
- Excellent Refurbishment Opportunity
- 3 Bedrooms
- Lounge & Dining Kitchen
- Front & Rear Gardens
- Parking To The Rear
- Ideal Commuter Location
- For Sale by Modern Auction - T & C's apply
- EPC = D
- Council Tax = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

NO CHAIN - This three-bedroom home is offered to the market with no onward chain and presents an excellent opportunity for buyers looking to modernise and add value. Requiring refurbishment throughout, it offers plenty of scope to create a superb family home tailored to individual tastes. Conveniently positioned for local amenities and transport links, it is particularly well suited to commuters.

The accommodation comprises an entrance hall, lounge, kitchen, three bedrooms and a bathroom. Outside, the property enjoys gardens to both the front and rear, with the rear garden offering potential to extend the accommodation, subject to the necessary consents. There is also the added benefit of parking to the rear.





AUCTIONEER COMMENTS

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 4.5% 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.

ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. A staircase leads to the first floor.

LOUNGE

A spacious front facing lounge with a feature fireplace housing a gas fire, hearth, mantle and backplate. There is a large window to the front elevation and access to a useful understair cupboard.

KITCHEN

Spanning the width of the property to the rear, the kitchen is fitted with a range of shaker style wall and base units which are mounted with contrasting worksurfaces, There is a 1 1/2 bowl stainless steel sink unit beneath a window to the rear, space for a range of white goods, wall mounted boiler and a door leading to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

A double bedroom with fitted furniture which includes

wardrobes, bedside cabinets and overhead storage. There is a window to the front elevation.

BEDROOM 2

A second double bedroom with a window to the rear.

BEDROOM 3

With a window to the rear elevation.

BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a thermostatic shower over. There is wall tiling, a built-in airing cupboard and a window to the front elevation.

OUTSIDE

FRONT

To the front of the property there is a lawned garden garden with hedging and a footpath leading to the property.

REAR

The rear garden is predominantly laid to lawn and enjoys a degree of privacy, with no properties directly overlooking from the rear. Timber fencing encloses the garden, with a footpath leading to a timber gate. Beyond the gate is a parking area and a useful timber shed, complete with an electricity supply.

TENURE

We understand that the property is Freehold.

AUCTION VIEWING

Viewings are conducted through Philip Bannister & Co. Please note that when booking a viewing at an auction property, your personal data—including your name, address, telephone number, and email address—will be shared with iamsold. Following the viewing, an auction specialist from their team will contact you to discuss the property.

MORTGAGES.

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

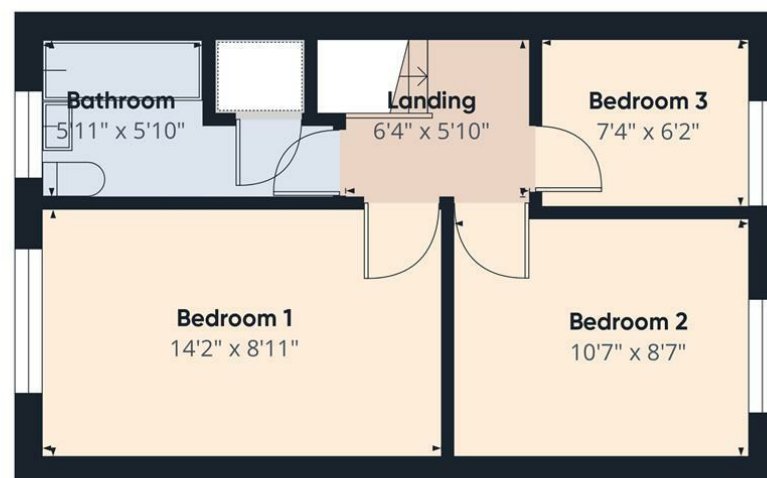
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Ground Floor



First Floor

Approximate total area^m
715 ft²

(1) Excluding balconies and terraces

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

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