



Mill Lane, South Ferriby, Barton-Upon-Humber, DN18 6JP

welcome to

Mill Lane, South Ferriby Barton-Upon-Humber

Charming two-bedroom semi-detached bungalow on Mill Lane, South Ferriby. Featuring a spacious lounge, fitted kitchen, and a rear garden with a timber shed - perfect for those seeking comfortable single-level living in a peaceful village setting.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Double-glazed door to side, and loft access.

Lounge

16' 6" x 10' (5.03m x 3.05m)

Double-glazed bow window to front, radiator and colonial door.

Kitchen

9' x 8' 1" (2.74m x 2.46m)

Fitted kitchen with the range of wall and base cupboards, work surfaces over, sink and drainer, electric oven, stainless-steel gas hob, cooker hood above, tiling to the walls, radiator, plumbing for the washing machine, cushion flooring and colonial door.

Bedroom One

11' 2" x 10' (3.40m x 3.05m)

Double-glazed window to rear, radiator and colonial doors.

Bedroom Two

8' 2" x 7' 11" (2.49m x 2.41m)

Double-glazed window to rear, radiator and colonial doors.

Bathroom

Double-glazed window to side, bath with mixer taps and the shower over, wash hand basin, WC, partly tiled walls, ceramic tiled flooring and colonial door.

Rear Garden

Mainly laid to lawn with timber shed and timber fencing forming boundary.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-detached bungalow
- Two bedrooms

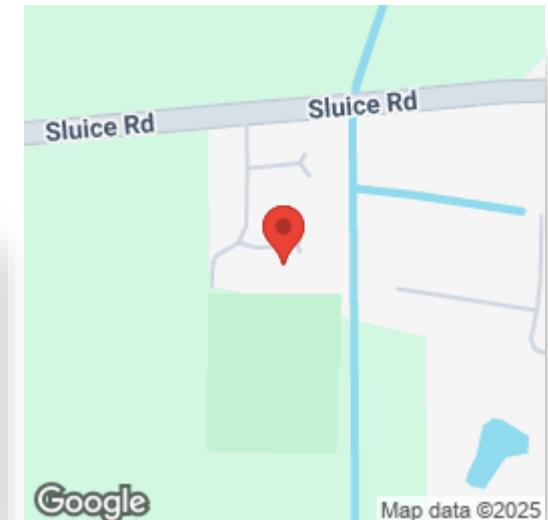
Tenure: Freehold EPC Rating: Awaited

guide price

£90,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
SCT111392 - 0002

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