



88, Main Road,
Brough, Newport, HU15 2RG
For Sale By Informal Tender £80,000



FOR SALE BY INFORMAL TENDER OFFERS IN EXCESS OF £80,000 - Closing date 12 noon Thursday 15th June 2023

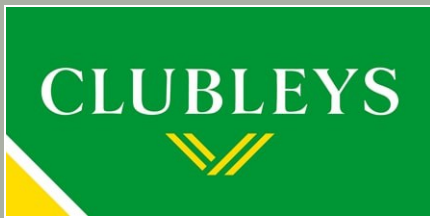
An exciting opportunity has arisen to acquire this four bedroomed terraced cottage. Currently in need of a full renovation, the property will excitingly fuel the imagination of any buyer with how it can be transformed into their own. With the addition of an outbuilding, there is ample storage available. To the rear the property there is a courtyard terrace.

East Riding of Yorkshire Council tax band - B
Tenure - Freehold
EPC RATING - G



www.clubleys.com





Tenure: Freehold
East Riding of Yorkshire
BAND: B

METHOD OF SALE

The property is offered for sale by Informal Tender, all offers should be submitted using the enclosed form in a sealed envelope clearly marked Tender - 88 Main Road, Newport, HU15 2RG. All tenders should be received at our office by 12 noon on Thursday 15th June 2023. The vendor reserves the right not to accept the highest or any offer made.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front door leading into the entrance hall with stairs off to the first floor.

SITTING ROOM

To the front of the property with open fireplace.

LIVING ROOM

To the front of the property with open fireplace and recessed storage cupboard.

DINING ROOM

To the rear of the property with open fireplace.

INNER LOBBY

BATHROOM

Low level Wc and pedestal hand basin.

KITCHEN

Range of floor units with complimentary work surfaces, space for cooker, washing machine, fridge and freezer. Tiling to the walls. Vinyl flooring.

FIRST FLOOR

LANDING

MASTER BEDROOM

To the front of the property with open fireplace and recessed storage cupboard.

BEDROOM TWO

To the front of the property with original cast iron fireplace.

BEDROOM THREE

To the rear of the property.

BEDROOM FOUR

To the rear of the property.

BATHROOM

Suite comprising of panelled bath, low level Wc and pedestal hand basin. Recessed cupboard.

EXTERNAL

With pedestrian access to the rear of the property leading to a private terrace and a detached garden/coal store ideal for conversion.

ADDITIONAL INFORMATION

SERVICES

Mains water, drainage and electricity are connected to the property.

APPLIANCES

No appliances have been tested by the agent.



Ground Floor



First Floor



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

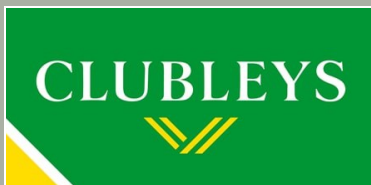
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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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		

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.