



Quick & Clarke

PROPERTY SPECIALISTS

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19 Swinemoor Lane, Beverley HU17 0JU
Auction Guide £120,000

- For Sale by Modern Auction – T & C’s apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Mid-terraced home; Deceptively light and spacious.
- Two reception rooms; Two bedrooms.
- Ground floor shower room and first floor family bathroom.
- Three lawned garden areas.; Private car parking.
- PVCu sealed unit double glazing and central heating.
- Council Tax Band: B EPC Rating: C

A deceptively light and spacious mid-terraced house offering two reception rooms with two bedrooms and two bathrooms having modern fittings throughout including a white gloss kitchen. The house stands on a very good sized plot with three lawned garden areas along with a private car parking space. This really is a wonderful opportunity to acquire a first time home or investment opportunity.

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

AUCTIONEER COMMENTS
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

LOCATION
The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
PVCu sealed unit double glazed door and radiator.

LIVING ROOM
11'6" x 9'8" (3.51m x 2.95m)
Ceiling cornice, PVCu sealed unit double glazed box bay window and radiator. Could potentially be used as a ground floor third bedroom.

SITTING ROOM
13'2" x 13'0" (4.01m x 3.96m)
Painted timber fireplace with cast iron and tile inset on marble hearth. PVCu sealed unit double glazed window and radiator. Understairs storage cupboard.

KITCHEN
11'9" x 7'4" (3.58m x 2.24m)
A range of white gloss base and eye level units having integrated electric oven and hob with stainless steel single drainer sink unit. PVCu sealed unit double glazed window, door to outside and radiator.

SHOWER ROOM
7'4" x 6'7" (2.24m x 2.01m)
Showering cubicle with wash basin and low level w.c. PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

BEDROOM 1
13'3" x 11'6" (4.04m x 3.51m)
Period cast iron fireplace on tile hearth. PVCu sealed unit double glazed window and radiator.

BEDROOM 2
5'7" x 10'7" stretching to 16'3" (1.70m x 3.23m stretching to 4.95m)
PVCu sealed unit double glazed window and radiator. Built-in cupboard housing gas fired central heating boiler.

BATHROOM
10'6" x 7'3" (3.20m x 2.21m)
Modern suite comprising bath with monsoon shower attachment over, wash basin and low level w.c. Built-in storage cupboard. PVCu sealed unit double glazed window and radiator.

OUTSIDE
The house is set back nicely from the road with a wall and fence boundary having lawn with central planting area. Directly to the rear of the property is a yard area with further lawned garden and hedge boundary. Beyond the ten foot stands a private car parking space and an additional enclosed lawned garden area.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

DOUBLE GLAZING
The property benefits from PVCu double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their quantity or efficiency can be given. Made with Metapix 2.0.25