







Quick & Clarke

PROPERTY SPECIALISTS


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# 14 North Street, Aldbrough, HU11 4QN

## Auction Guide £140,000













- For Sale by Modern Auction – T & Cs Apply
- Large rear garden
- South Facing to Rear and Garage
- Subject to a Hidden Reserve Price
- Buyer Information Pack Available
- Three bedroomed single level cottage
- Plenty of parking
- Starting Bid Price £140,000 plus Reservation Fee
- Buyers' Fees Apply
- Energy Rating - E

## LOCATION
This property fronts onto North Street which leads from Hornsea Road, the property enjoys a generous rear garden with a south facing aspect.

Aldbrough is a charming and well-served coastal village on the East Yorkshire coast, offering an appealing blend of seaside living and everyday convenience. With a parish population of around 1,350, the village enjoys a friendly community atmosphere while benefiting from a range of local amenities. Ideally positioned, Aldbrough lies approximately 12 miles north of the city of Hull and around seven miles south of the popular seaside town of Hornsea, providing excellent access to both urban and coastal attractions. The village is well equipped with local shops, public houses, a primary school, doctors' surgery, playing field and sports hall, all supported by a regular country bus service. This attractive coastal location makes Aldbrough a popular choice for those seeking a relaxed lifestyle by the sea without compromising on connectivity or essential facilities.

## ACCOMMODATION
The accommodation has oil fired central heating via hot water radiators, Upvc double glazing and is arranged on one floor as follows:

## ENTRANCE HALL
With UPVC outer door and inner door to:

## LOUNGE
14'1" x 13'2"
With an open fire set in a tiled hearth and inset, built in cupboards to the side of the chimney breast with display shelves and one central heating radiator.

## INNER HALL
17'3" x 2'11"
With one central heating radiator and doorways to:

## BEDROOM 1
9'5" x 13'
With fitted wardrobes and one central heating radiator.

## BEDROOM 2
8'4" x 9'8"
With fitted wardrobes.

## BEDROOM 3
8'4" x 9'11"
With fitted wardrobes.

## REAR HALL
With a UPVC door leading to the garden, one central heating radiator and doorways to:

## DINING KITCHEN
16'10" x 12'1"
With base and wall units incorporating worksurfaces with an inset sink unit, slot in electric cooker, integrated fridge and freezer, built in pantry cupboard and one central heating radiator.

## BATHROOM
5'6" x 5'7"
With a panelled bath, pedestal wash hand basin and one central heating radiator.

## SEPERATE W.C.
With a low level level W.C, boiler cupboard housing the central heating boiler and water tanks.

## OUTSIDE
Whist the cottage fronts onto the pavement there is a wide parking drive to the side providing plenty of off street parking and leading to a large garage 12'3" x 17'1" with main door, personal door, inspection pit and cold water tap. There is also a lean to store adjoining the garage.

To the rear is a particularly generous gardens which enjoys a southerly aspect, two useful hard standings with a patio adjoining the rear of the cottage, there is also a further store that adjoins the southern side of the property.

## TENURE
The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

## AUCTION INFORMATION
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.

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.

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 £500 inc. VAT. These services are optional.

## COUNCIL TAX BAND
The council tax band for this property is band C.

**Floor Plan**
Approx. 84.4 sq. metres (908.0 sq. feet)




Total area: approx. 84.4 sq. metres (908.0 sq. feet)