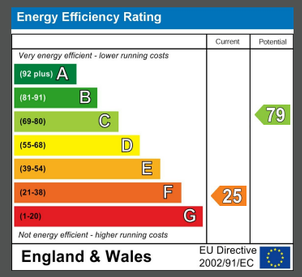




Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
HU18 1AW
01964 537123
hornsea@qandc.net



36 Hornsea Road, Aldbrough, HU11 4QW
Auction Guide £95,000





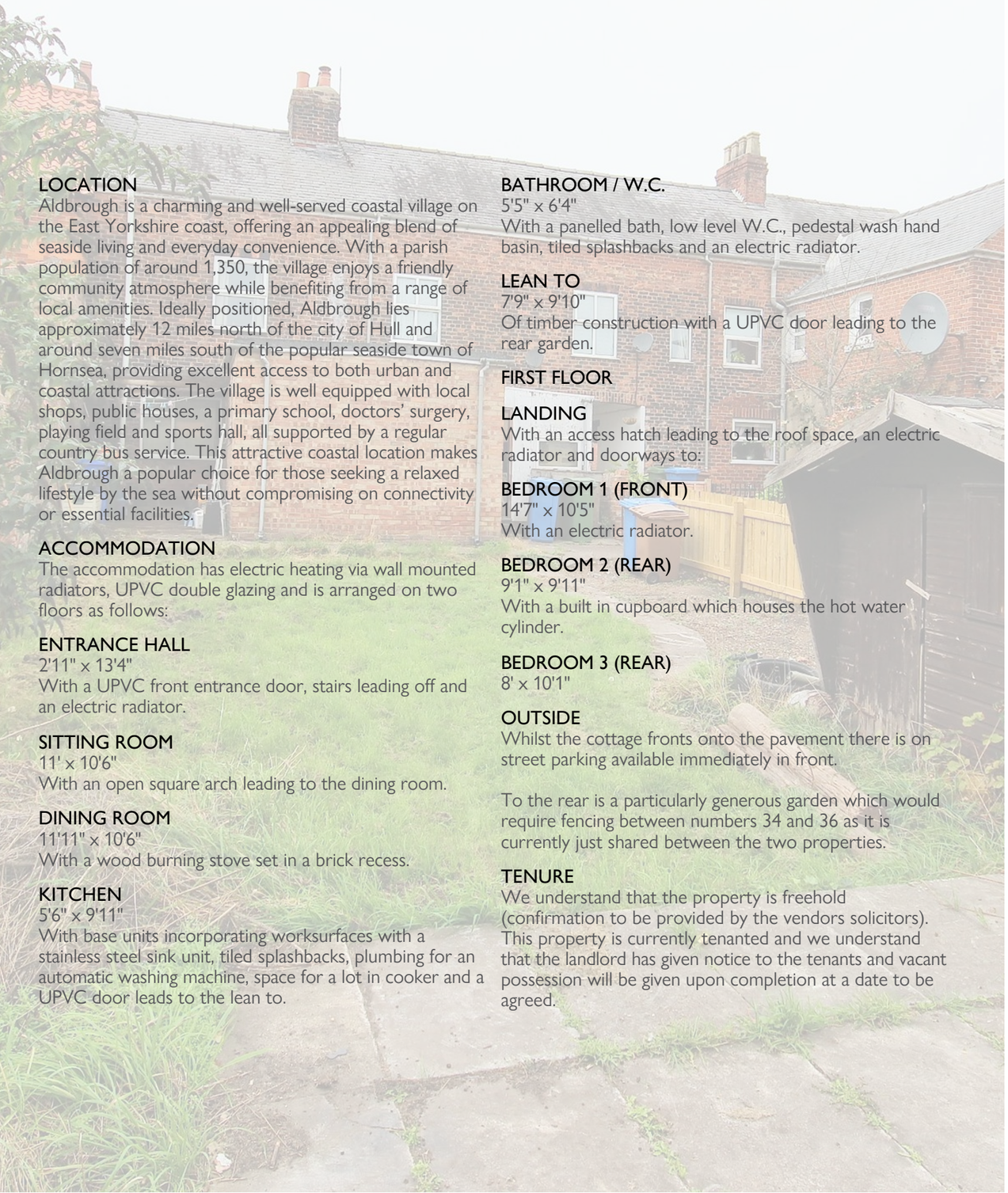








- In need of refurbishment
- Sitting room & dining room
- For sale by Modern Method of Auction
- Energy Rating: F
- Three bedrooms
- Garden to rear
- Starting Bid Price £95,000 plus Reservation Fee



LOCATION
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 electric heating via wall mounted radiators, UPVC double glazing and is arranged on two floors as follows:

ENTRANCE HALL
2'11" x 13'4"
With a UPVC front entrance door, stairs leading off and an electric radiator.

SITTING ROOM
11' x 10'6"
With an open square arch leading to the dining room.

DINING ROOM
11'11" x 10'6"
With a wood burning stove set in a brick recess.

KITCHEN
5'6" x 9'11"
With base units incorporating worksurfaces with a stainless steel sink unit, tiled splashbacks, plumbing for an automatic washing machine, space for a lot in cooker and a UPVC door leads to the lean to.

BATHROOM / W.C.
5'5" x 6'4"
With a panelled bath, low level W.C., pedestal wash hand basin, tiled splashbacks and an electric radiator.

LEAN TO
7'9" x 9'10"
Of timber construction with a UPVC door leading to the rear garden.

FIRST FLOOR

LANDING
With an access hatch leading to the roof space, an electric radiator and doorways to:

BEDROOM 1 (FRONT)
14'7" x 10'5"
With an electric radiator.

BEDROOM 2 (REAR)
9'1" x 9'11"
With a built in cupboard which houses the hot water cylinder.

BEDROOM 3 (REAR)
8' x 10'1"

OUTSIDE
Whilst the cottage fronts onto the pavement there is on street parking available immediately in front.

To the rear is a particularly generous garden which would require fencing between numbers 34 and 36 as it is currently just shared between the two properties.

TENURE
We understand that the property is freehold (confirmation to be provided by the vendors solicitors). This property is currently tenanted and we understand that the landlord has given notice to the tenants and vacant possession will be given upon completion at a date to be agreed.

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

AUCTION INFORMATION
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



Total area: approx. 71.7 sq. metres (771.5 sq. feet)