Quick & Clarke

PROPERTY SPECIALISTS

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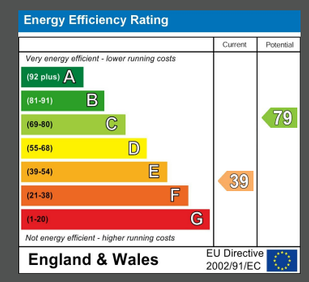

1 Football Green, Hornsea, HU18 1RA
Auction Guide £150,000

- For sale by Modern Method of Auction
- Great location
- Off street parking
- Energy Rating: E
- Remedial work required
- Two reception rooms
- Garden to rear

LOCATION
This property is located on Football Green which leads off Southgate and is well placed for access to the town centre and local amenities.

Hornsea is a vibrant and welcoming coastal town in East Yorkshire, home to a close-knit community of just over 8,000 residents (2021 Census). The town boasts an impressive range of amenities, including a variety of independent shops, bistros, and inviting restaurants, alongside excellent schooling for all ages which have been rated 'Good' by Ofsted. The town is also home to Hornsea Mere, Yorkshire's largest freshwater lake, which provides a peaceful setting and is popular for walking, boating, and wildlife spotting. Sports and fitness enthusiasts are well catered for with a modern leisure centre refurbished in 2020 and a beautifully maintained 18-hole golf course. There is also Hornsea Village, an out-of-town retail and leisure destination. Ideally located, Hornsea offers the perfect balance of coastal living and connectivity, lying within easy reach of Hull, Beverley, and the M62 motorway.

ACCOMMODATION
The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

ENTRANCE HALL
5' x 11'2"
With UPVC front entrance door, stairs leading off incorporating a storage cupboard under and one central heating radiator.

LOUNGE
11'2" x 11'3"
With a bow window to the front, a wood burning stove set on a hearth, one central heating radiator and open square arch to:

DINING ROOM
16'8" x 11'2"
With one central heating radiator.

KITCHEN
8'9" x 9'11"
With base and wall units incorporating worksurfaces and tiled splashbacks, with an inset stainless steel sink unit, built in oven and split level hob with cooker hood over, integrated fridge and freezer and one central heating radiator.

SIDE PORCH
3'3" x 8'8"
With UPVC entrance door, full height tiling and plumbing for an automatic washing machine.

FIRST FLOOR

LANDING
With doorways to:

BEDROOM 1 (FRONT)
11'2" x 11'3"
With a bow window to the front, fitted wardrobes incorporating top storage cupboards and one central heating radiator.

BEDROOM 2 (REAR)
8'6" x 11'2"
With built in cupboards and one central heating radiator.

BEDROOM 3 (REAR)
7'11" x 8'3"
With one central heating radiator.

BATHROOM/W.C.
4'11" x 5'11"
With a panelled bath, low level W.C., vanity unit housing the wash hand basin, full height tiling to the walls and a ladder towel radiator.

OUTSIDE
The property fronts onto a block paved parking drive and there is a pathway leading alongside the property.

To the rear is a pleasant garden with a lawn and a cobble walled surround and hedge along one side and there are also two timber stores.

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.

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.