

**15 Seaside Road, Aldbrough HU11 4RX**  
**By auction £110,000**

- Beautifully Appointed Cottage
- Attractive Features Throughout
- Dining Kitchen
- Master Bedroom with Feature Open Plan Shower
- Ideal First Time Buy, Downsize or Holiday Cottage
- Delightful Cottage Garden
- For Sale by the Modern Method of Auction
- Energy Rating - E

A superb first time buy, holiday home or downsize this delightful cottage offers beautiful accommodation throughout along with a generous cottage garden. Simply must be viewed!

NO CHAIN

#### LOCATION

Aldbrough itself is a small East Yorkshire coastal village, which has a parish population of around 1350. The village is conveniently situated some 12 miles or so to the north of the city of Hull and about 7 miles to the south of Hornsea town centre. The village is served by local shops, public houses, its own primary school, Dr's Surgery, playing field and sports hall, and a country bus service.

#### ACCOMMODATION

The accommodation has UPVC double glazing, electric thermostatic room heaters and is arranged on two floors as follows:

#### SITTING ROOM

12'8" x 13'5" (3.86m x 4.09m)

With composite front entrance door, a basket grate fireplace, laminate flooring and open beamed ceiling and a thermostatic electric room heater.

#### DINING KITCHEN

13'2" x 7'10" (4.01m x 2.39m)

With a good range of fitted base and wall units incorporating timber work surfaces and matching drainer with an inset Belfast sink unit, built in oven and split level ceramic hob with cooker hood over, integrated fridge, stairs leading to the first floor, beams to the ceiling, laminate flooring and doorway to:

#### UTILITY PORCH

With plumbing for an automatic washing machine and tumble dryer above, ceramic tile floor covering, part tiling to the walls, UPVC rear entrance door and doorway to:

#### CLOAKS/W.C.

With low level W.C., wash hand basin, part tiling to the walls, downlighting to the ceiling and ceramic tile flooring.

#### FIRST FLOOR

There is a small landing with doorways to:

#### BEDROOM 1 (FRONT)

12'10" x 13'5" (3.91m x 4.09m)

With a feature raised en-suite shower area incorporating an independent tiled shower cubicle with electric instant shower, a vanity unit incorporating drawers and housing the wash hand basin, ceramic tile flooring and full height tiling to the en-suite area which provides an attractive feature of this bedroom and there is also a ceiling light/fanning fitting and an electric thermostatic room heater.

#### BEDROOM 2 (REAR)

10'2" x 7'8" (3.10m x 2.34m)

With built in cupboard housing the cylinder and an electric thermostatic room heater.

#### OUTSIDE

Whilst the cottage fronts onto the pavement there is on street parking available in front. Whilst not immediately to the rear of the cottage there is a lovely enclosed cottage garden which is generous proportions and has three open bay brick stores, a garden shed and plenty of mature planting and trees providing a great deal of privacy. The garden is accessed from a concrete pathway which leads along the rear of the cottages to the garden.

#### COUNCIL TAX 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).

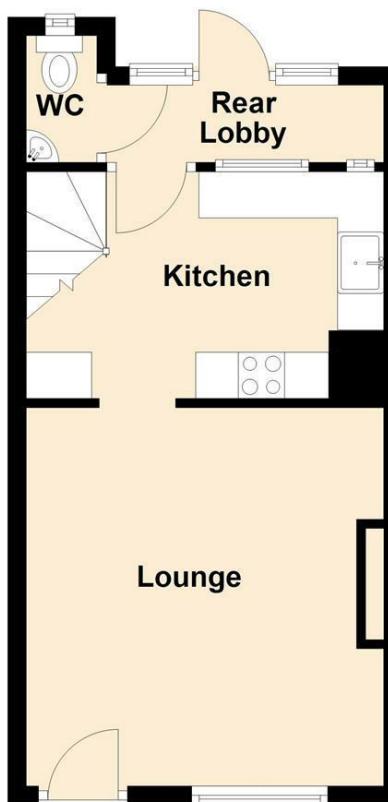
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of 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.

#### Ground Floor

Approx. 29.7 sq. metres (320.0 sq. feet)



#### First Floor

Approx. 25.7 sq. metres (276.6 sq. feet)



Total area: approx. 55.4 sq. metres (596.6 sq. feet)