

# Quick & Clarke

PROPERTY SPECIALISTS

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**15 Trinity Close, Leven HU17 5NN**

**By auction £115,000**

- For sale by Modern Method of Auction
- Spacious Airey House
- In need of modernisation / refurbishment
- Set in a generous plot
- Plenty of parking
- Cul-de-sac location
- Super opportunity
- Energy Rating - D

#### LOCATION

This property is located on Trinity Close, which is accessed of High Stile on the South side of this popular village.

Leven is a charming and increasingly popular residential village, home to a thriving parish community of over 1,800 people. Combining a peaceful village atmosphere with excellent commuter links, it is ideally positioned within easy reach of the historic market town of Beverley, the popular seaside resorts of Hornsea and Bridlington, and the vibrant city of Hull. Leven offers a good range of everyday amenities, including local shops, a well-regarded primary school, two welcoming public houses, and an active sports and social club that sits at the heart of community life. With its growing appeal, convenient location, and strong sense of community, Leven is an attractive place to live for families and commuters alike.

#### AIREY HOUSES

The design was developed by Leeds based builder Sir Edwin Airey and designed by Frederick Gibberd in the aftermath of the Second World War, built on Airey's earlier experience with concrete housing. A total of 26,000 Airey houses were built in the period 1945-55. The Airey house design is a 'kit of parts' that can be used to build a variety of house sizes and layouts. The most common type of Airey house has a fairly large dwelling layout intended originally for farm labourers' cottages, designed as 'Rural' which may be North or South facing.

Airey house structures consist of precast concrete (PRC) storey height columns clad with concrete panels in a ship-lap arrangement. They are deemed to be of a non standard construction which makes the sourcing of mortgages difficult unless they have had remedial works and have a PRC Certificate. Further information can be sourced from Michael D y s o n A s s o c i a t e s <https://www.nontraditionalhousing.co.uk/contact/>

#### ACCOMMODATION

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

#### ENTRANCE HALL

13'6" x 6'11" (4.11m x 2.11m)

With a UPVC entrance door, stairs leading off and one central heating radiator.

#### OPEN PLAN LIVING / DINING ROOM

25'10" x 10'11" (7.87m x 3.33m)

With an electric fire incorporating a tiled hearth and inset with surround, built in cupboard and two central heating radiators.

#### KITCHEN

6'11" x 11'11" (2.11m x 3.63m)

With base and wall units, base for a slot in electric cooker, stainless steel sink unit and a UPVC entrance door leading to the rear porch.

#### REAR PORCH

With a brick built store with plumbing for a washing machine, and a separate W.C.

#### FIRST FLOOR

#### LANDING

With an access hatch to the roof space and doorways to:

#### BEDROOM 1

13'9" x 10'10" (4.19m x 3.30m)

With built in storage cupboards to either side of the chimney breast and one central heating radiator.

#### BEDROOM 2

11'11" x 10'11" (3.63m x 3.33m)

With a built in cupboard which houses a modern central heating boiler and one central heating radiator.

#### BEDROOM 3

10'7" x 6'11" (3.23m x 2.11m)

With a built in storage cupboard and one central heating radiator.

#### BATHROOM / W.C.

6'1" x 6'11" (1.85m x 2.11m)

With a bath incorporating electric instant shower over, wash hand basin, low level W.C., part tiling to the walls and one central heating radiator.

#### OUTSIDE

The property fronts onto a generous foregarden and there is a long parking drive which leads past the property providing access to the rear garden where there is a large workshop (9'7" x 20'2") with adjoining lean-to store, power and light laid on.

To the rear is a generous garden with a garden store a generous lawned garden beyond.

#### 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.

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . 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.