





The Property Specialists

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54a Cliff Road, Hornsea HU18 1LZ

By auction £140,000

- For Sale by Modern • Subject to Reserve Price Auction – T & C’s apply
- Buyers fees apply
- Close to seafront and local shops
- In Need of Repair & Refurbishment
- Plenty of Parking
- Generous Rear Garden
- Garage
- Energy Rating - E

For sale by Modern Method of Auction; Starting Bid Price £140,000 plus Reservation Fee.

In need of extensive repair and refurbishment, this detached house offers an excellent opportunity to create a lovely home set in generous gardens along with a single garage. Enjoying a convenient location for the seafront and local shops.

This property is for sale by the Yorkshire Property Auction powered by iamsold Limited

LOCATION

This property fronts onto Cliff Road a short distance from its junction with Eastgate and Little Eastgate, and is well placed for access to the local shops and seafront.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre refurbished in 2020 and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

ACCOMMODATION

The accommodation has uPVC double glazing and requires refurbishment after suffering a water leak in 2022 caused by the header tank. The property has now been dried out and provides an excellent opportunity to create a lovely home with your own stamp, and is arranged on two floors as follows:

ENTRANCE HALL

6'10 x 11'7 (2.08m x 3.53m)
With a uPVC front entrance door and matching side panel, stairs leading off incorporating understairs cupboard, multi-panel doors leading to the lounge and one central heating radiator.

LOUNGE

14'11 x 11'7 deepening to 14' (4.55m x 3.53m deepening to 4.27m)
Bay window to the front elevation and one central heating radiator.

KITCHEN

12'6 x 9'4 (3.81m x 2.84m)
Base and wall units with worksurfaces, inset sink, wall-mounted central heating boiler (decommissioned), plumbing for automatic washing machine, central heating radiator and uPVC side entrance door.

DINING ROOM

9'4 x 9'5 (2.84m x 2.87m)
With central heating radiator.

FIRST FLOOR LANDING

With central heating radiator and doorways to:

BEDROOM 1 (FRONT)

13'5 x 11'7 (4.09m x 3.53m)
One central heating radiator.

BEDROOM 2 (REAR)

13'5 x 9'5 (4.09m x 2.87m)
With a wash basin and central heating radiator.

BEDROOM 3 (FRONT)

8'4 x 10'10 max (2.54m x 3.30m max)
Bay window to the front and one central heating radiator.

SHOWER ROOM/WC

8'3 x 4'7 (2.51m x 1.40m)
With a shower cubicle, pedestal wash basin, low level WC, full height tiling and one central heating radiator.

OUTSIDE

The property fronts onto a generous, mainly lawned foregarden with a hedged and dwarf wall surround. A long concrete driveway leads through double timber gates to a large sectional garage with inspection pit, main door and side personnel door. A concreted patio adjoins the immediate rear of the property with a particularly generous garden beyond which also includes a shed and an outside store/WC.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band C.

AUCTION INFORMATION

For sale by Modern Method of Auction; Starting Bid Price £140,000 plus Reservation Fee.

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.

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Total area: approx. 91.2 sq. metres (981.6 sq. feet)

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.