



Quick & Clarke

PROPERTY SPECIALISTS

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Norwood Langthorpe Road, New Ellerby, HU11 5AU
By auction £135,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
	46	
England & Wales	EU Directive 2002/91/EC	

- For Sale by Modern Method of Auction
- Two Reception Rooms
- Three Bedrooms
- Double Garage

- Refurbishment & Repair Required
- Two Bathrooms
- Plenty of Parking
- Energy Rating - TBC

LOCATION

This property fronts onto Langthorpe Road and forms part of a run of similar terraced houses, this being the end terrace.

New Ellerby itself is a small rural village which lies about 1 mile to the east of Skirlaugh and about 9 miles from the city of Hull, a similar distance from the market town of Beverley and about 7 miles from Hornsea on the East Yorkshire Coast. The parish population of Ellerby (which incorporates both Old & New Ellerby) is 396 (1991 census) . The parish has 2 public houses and a church.

ACCOMMODATION

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

ENTRANCE PORCH

With UPVC outer door and UPVC inner door leading to the entrance hall.

ENTRANCE HALL

With stairs leading to the first floor and doorway to:

LOUNGE

17'1" x 11'5"

Plus a box bay to the front. Brick recess to the chimney breast incorporating a stove and surround, ceiling cove, dado rail and one central heating radiator.

DINING ROOM

17'5" x 8'5"

With dado rail, two wall light points and one central heating radiator.

KITCHEN

10'7" x 11'5"

With base and wall units incorporating work surfaces with a stainless steel sink unit, space for a slot in oven, plumbing for an automatic washing machine, ceramic tile floor covering and one central heating radiator.

LOBBY

With UPVC side entrance door and doorway to:

BATHROOM/W.C.

5'4" x 6'1"

With a walk in shower, pedestal wash hand basin, low level W.C., full height tiling to the walls and one central heating radiator.

FIRST FLOOR

LANDING

With an access hatch to the roof space.

BEDROOM 1 (FRONT)

10'5" x 8'9"

With one central heating radiator.

BEDROOM 2 (REAR)

9' x 11'4"

With an access hatch to the roof space and one central heating radiator.

BEDROOM 3 (REAR)

8' x 8'7"

With a wall mounted central heating boiler and one central heating radiator.

SHOWER ROOM/W.C.

5'4" x 4'2"

With a corner shower cubicle, low level W.C. and pedestal wash hand basin.

OUTSIDE

There is a gravelled parking forecourt to the front of the property and a shared vehicular access leads along the side of the property to additional parking facility along with a double garage (27'5" x 19'2") with twin up and over main doors, side personal door, power and light laid on.

A pergola adjoins the immediate rear of the property with a patio and lawned garden beyond incorporating a fenced surround.

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

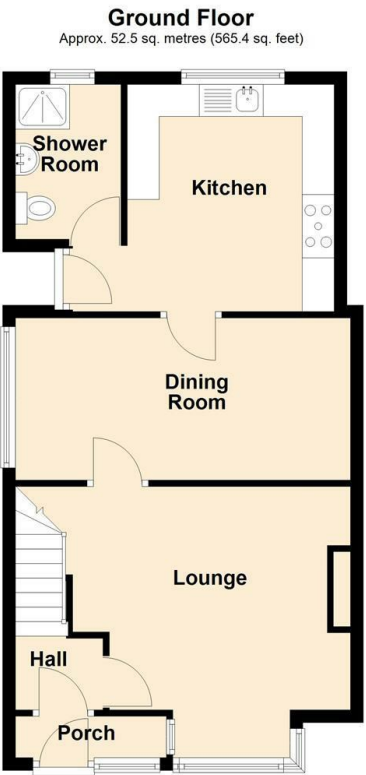
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability 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.



Total area: approx. 85.9 sq. metres (924.9 sq. feet)