



# Quick & Clarke

PROPERTY SPECIALISTS

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**72 New Village Road, Cottingham HU16 4NE**  
**Auction Guide £90,000**



- For Sale by Modern Auction – T&C's apply
- Subject to Reserve Price
- Buyer's fees apply
- Traditional mid townhouse n need of full modernisation
- No onward chain
- Two reception rooms, kitchen and sun room
- Two double bedrooms and first floor bathroom
- Good size enclosed southerly facing garden
- So much potential on offer - viewing a must
- Council Tax Band: B EPC Rating: D

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

This traditional townhouse has been home for many years for the current owners and is now presented to the market as a superb opportunity to modernise and create a splendid family property with no onward chain. Ideally located for accessibility to the village centre the property enjoys entrance hallway, two reception rooms, small sun room, kitchen and to the first floor two good size bedrooms and a family bathroom. Parking is available on street on a first come first served basis and there is a beautiful southerly facing garden to the rear providing great outdoor space. Whilst in need of modernisation you can really see and appreciate the potential which is on offer to add your own design flair within and embrace both traditional and modern features throughout this property.

LOCATION

New Village Road lies within ease of access to the village centre with a pedestrian snicket leading to the shops and amenities and railway station and a local village store literally within walking distance of the front door.

Cottingham is listed as one of the UK's largest villages and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A door leads into entrance hallway with staircase to the first floor accommodation.

DINING ROOM

12'10" maximum x 12'5" maximum (3.91m maximum x 3.78m maximum)  
Opening to sun room area. Fitted storage cupboard and archway to lounge.

LOUNGE

12'1" x 11'11" plus bay (3.68m x 3.63m plus bay)  
uPVC double glazed walk-in bay window to the front elevation. Fireplace with back and hearth and living flame fire.

SUN ROOM

8'0" x 3'1" (2.44m x 0.94m)  
With French doors to garden.

KITCHEN

13'9" x 7'2" (4.19m x 2.18m)  
With uPVC double glazed window and door to the rear elevation. Fitted base and wall units, provision for cooking, space and plumbing for washing machine and space for fridge freezer. Sink unit with drainer.

FIRST FLOOR

SPLIT LEVEL LANDING

BEDROOM 1

15'6" x 11'11" (4.72m x 3.63m)  
uPVC double glazed window to the front elevation.

BEDROOM 2

12'0" x 10'4" (3.66m x 3.15m)  
uPVC double glazed window to the rear elevation. Fitted storage cupboard.

BATHROOM

13'11" x 7'6" (4.24m x 2.29m)  
Window to the rear elevation. Three piece suite with panelled bath, low level w.c. and pedestal wash hand basin. Storage cupboard housing gas central heating boiler.

OUTSIDE

To the front of the property there is a small enclosed garden.

The rear garden is delightful and of an established well maintained appearance, lawned with a variety of shrubbery and plants and a southerly facing aspect to the rear.

Parking is available on street on a first come first served basis.

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from majority uPVC double glazing.

TENURE

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

VIEWING

Contact the agent’s Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaplan C0202