Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

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FOR SALE BY INFORMAL TENDER
** DEVELOPMENT POTENTIAL **

38 Eppleworth Road, Cottingham HU16 5YF

Offers Over £375,000

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- For sale by Informal Tender
- Closing date 12 Noon Monday 28th February 2022
- Detached True Bungalow
- In excess of 1600 square feet
- In need of full modernisation
- Long driveway and two garages
- Possibly redevelopment opportunity (subject to planning)
- Large plot and popular location
- Viewing is a must!
- EPC: E

Occupying a superb plot on one of Cottingham's most sought after areas we present to the market such an immense opportunity! This detached TRUE Bungalow has square footage of circa 1600! In need of full modernisation yet with endless possibilities of remodelling, the property with large gardens now awaits its new owners. The bungalow has two receptions, sunroom, four bedrooms, two bathrooms and boasts enviable parking and TWO garages. The land could possibly lend itself to a development opportunity (subject to planning). Viewing is a must to fully embrace the potential which is on offer.

The property is being sold by INFORMAL TENDER with the closing date being 12 noon on Monday 28th February 2022.

LOCATION
Located on Eppleworth Road within ease of reach of the village of Cottingham. Cottingham lays claim to the title of England's largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH
A uPVC porch with a glazed entrance door, further door leading into entrance hallway.

ENTRANCE HALLWAY
Access to loft.

LOUNGE
18'1 x 14'1 (5.51m x 4.29m)
With windows to the front elevation, beautiful original oak fireplace with open fire, TV aerial point. Door and window opening into the sunroom.

SUN ROOM
Enjoying splendid panoramic views of the front and side garden. A door leads into the dining/sitting room.

DINING / SITTING ROOM
21'4 x 10'11 max (6.50m x 3.33m max)
Windows to both the rear and side elevations.

KITCHEN
14' x 9'9 (4.27m x 2.97m)
Window to the front elevation. Traditional fitted base and wall cupboards with worksurfaces and tiled splashbacks. Hob with oven, 1 1/4 bowl sink unit, breakfast bar, space for fridge and freezer, space for washing machine.

BEDROOM 1
16'3 x 10'3 (4.95m x 3.12m)
Window to the front elevation.

EN-SUITE
Three piece suite having walk-in bath, low level WC and pedestal wash hand basin, fitted storage cupboards.

BEDROOM 2
15'5 x 7'9 plus bay (4.70m x 2.36m plus bay)
Bay window overlooking the rear and door into the rear porch, which has a door out onto the rear path.

BEDROOM 3
10'3 x 10'10 (3.12m x 3.30m)
Window to the front elevation.

BEDROOM 4
8'4 x 6'3 (2.54m x 1.91m)
Window to the rear elevation and cupboard.

BATHROOM
Window to the rear elevation. Three piece suite having panelled bath, low level WC and pedestal wash hand basin, tiled to wet areas.

EXTERNAL
The property sits on a very generous plot which has beautiful established gardens with lawns, an array of shrubbery and plants, and an enviable long sweeping driveway providing ease of access to two garages, and further garden to the head of the plot.

Prospective purchasers may want to look at renovation of this property, or indeed redevelopment. The property is being marketed as a bungalow with large plot and therefore any redevelopment approval must be sought by the prospective purchaser and obviously this would be subject to planning.

SERVICES
All mains services are available or connected to the property.

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 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

VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . 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.

EPC RATING
For full details of the EPC rating of this property please contact our office.

INFORMAL TENDER DETAILS
METHOD OF SALE

The basis of the sale is by way of Informal Tender and we are therefore inviting interested parties to submit their best offer in writing within a sealed envelope on or before the closing date of 12.00 Noon on Monday 28th February 2022. The seller reserves the right to accept the offer that is best in their opinion but also reserves the right to end the Informal Tender process if an acceptable offer is received prior to the closing date.

INFORMAL TENDER GUIDELINES

The successful bidder will be notified verbally and in writing at which time Solicitors will be instructed to commence the conveyancing process. It will be expected that the purchaser will be able to exchange contracts within four weeks of the memorandum of sale being issued with completion to follow thereafter. Bids are subject to contract.

All bids will be treated confidentially.

INSTRUCTIONS

1. Your offer should be for a fixed sum in pounds sterling.

2. We suggest that your offer is made for an uneven amount in order to avoid possible duplication of bids.

3. Escalating bids or those bids calculated by reference to another party's bid will not be acceptable and will not be considered.

4. All offers should include the name, address and contact telephone number of the offeror together with those of the offerors Solicitor.

5. Offers put forward by facsimile can only be accepted by prior appointment with the selling agent.

6. An intending offeror must satisfy themselves as to the basis upon which an offer is made. We therefore advise and presume that in order to make an offer the offeror understands the sale particulars and has made all reasonable enquiries with their own professional advisers.

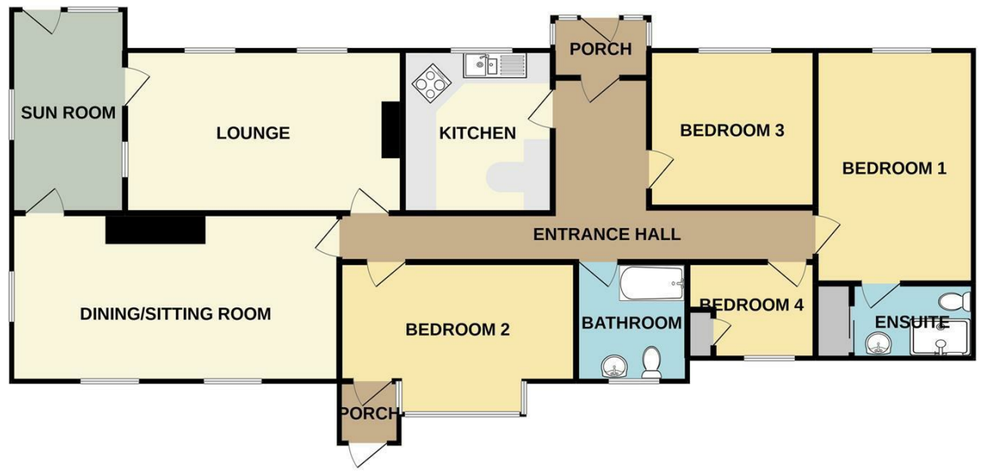
7. The seller reserves the right not to accept the highest, or indeed, any offer.

8. All offers should be submitted before 12.00 Noon on Monday 28th February 2022 to the Agent's office at 131 King Street, Cottingham, HU16 5QQ or emailed to dawn.towse@qandc.net

9. If submitted in a sealed envelope please clearly mark on the back IN BOLD, 38 Eppleworth Road, Cottingham, HU16 5YF.

10. It will be necessary for all offerors to provide proof of funds and purchase ability upon request.

GROUND FLOOR



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 error, 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.
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