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

QUICK & CLARKE
The Property Specialists

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6 Rowley Road, Little Weighton HU20 3XQ

Auction Guide £230,000

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- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- 3 beds, 2 baths
- Superb village location
- Off-street parking plus garage
- Characterful and homely
- Council tax band C
- EPC rating G

For sale by Modern Method of Auction; Starting Bid Price £240,000 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 £6,000.00 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.

A deceptively spacious and homely three bedroom house having the flexibility of a ground floor bedroom and bathroom. With two further double bedrooms to the first floor along with a further shower room, the property also has two reception rooms in addition to a large conservatory and breakfast kitchen. With well-tended gardens to both front and rear, a garage with off-street parking accessed via a cul-de-sac, the property also has a large outbuilding which could allow for a multitude of uses.

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

LOCATION
The property is located on Rowley Road close to its junction with White Gap Road, with the garage and parking being accessed from The Butts.

Little Weighton is an often overlooked East Yorkshire Wolds village lying in a superb position 3 miles to the west of Cottingham and 6 miles south west of Beverley. Situated in a beautiful position along one of the Yorkshire Wolds' chalk shallow valleys, Little Weighton is highly by the residents due to its strong community and being well-served by a primary school, local shop/post office and superb public house.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
uPVC glass panelled front door with further interior timber glass panelled door. Stairs to the first floor accommodation and storage cupboard.

LIVING ROOM
20'5 x 11'10 (6.22m x 3.61m)
A very well-proportioned room, the focal point being an attractive carved wood fireplace with cast iron insert, tiled hearth and back, housing an LPG gas fire. Part wood panelled walls, patio doors opening into the conservatory and sliding doors opening into the dining room.

DINING ROOM
11'11 x 9' (3.63m x 2.74m)
Walk-in bay window to the front elevation.

KITCHEN
13'7 x 12'9 reducing to 6'11 (4.14m x 3.89m reducing to 2.11m)
Of an L-shape with a range of wall and base storage units with white gloss fronts, laminate worksurfaces and matching splashback. Four ring electric hob with extractor over, stainless steel sink and drainer, space and plumbing for dishwasher, integrated oven and grill. Step down into the seating area with breakfast bar to match the laminate worksurfaces in the kitchen area, space and plumbing for washing machine, uPVC glass panelled door opening onto the side of the property and French doors into the conservatory.

CONSERVATORY
22'3 x 8'7 (6.78m x 2.62m)
A very spacious conservatory used as an extra reception room with porcelain tiled floor and French doors opening onto the garden.

STUDY / BEDROOM 3
9'1 x 7'10 (2.77m x 2.39m)
A ground floor bedroom allowing for flexibility of use with laminate flooring and window to the front elevation.

BATHROOM
8' x 5'7 (2.44m x 1.70m)
Three piece sanitary suite comprising panelled bath, vanity unit with semi-recessed wash basin and back to the unit WC, partially tiled walls.

FIRST FLOOR

BEDROOM 1
15'10 x 14'6 reducing to 10'4 (4.83m x 4.42m reducing to 3.15m)
A large double bedroom with dormer window to the front elevation and patio doors to the rear opening onto a flat roof, built-in wardrobes and laminate flooring.

BEDROOM 2
18'6 x 8' (5.64m x 2.44m)
Built-in wardrobes, patio doors opening onto a flat roof and dormer window to the front elevation.

SHOWER ROOM
Three piece sanitary suite comprising corner shower enclosure, wall-hung wash basin and low level WC, window to the rear elevation.

OUTSIDE
The property is accessed through a wrought iron gate which provides access onto a brick sett pathway which winds through a lawn to the front door. The partially hedged perimeter creates a good level of privacy to the front of the property and there is a well-stocked flower border to one side. A pathway leads down the side of the property through a gate to the rear garden.

The rear garden is relatively generously sized and is landscaped for ease of maintenance. Divided into two sections and having been landscaped with wide and very well-stocked flower borders, the garden has huge potential. In the rear section there is a large store which has been used as an annexe in the past, with wooden floor and cupboards with sliding mirrored fronts.

GARAGE AND PARKING
To the rear of the property is a brick built garage with up & over door and side courtesy door, supplied with light and power. Adjacent to that are two parking spaces which are accessed from The Butts.

SERVICES
Mains water, drainage and electric are available or connected to the property.

CENTRAL HEATING
The property benefits from an LPG gas fired central heating system.

DOUBLE GLAZING
The property benefits from 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

GROUND FLOOR

1ST 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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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.