



QUICK&CLARKE

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20 Hazelwood Drive, Hessle HU13 0FQ
Auction Guide £275,000

- For Sale by Modern Auction – T & C’s apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Detached family home
- Four double bedrooms and two bathrooms
- Spacious lounge and superb living dining kitchen
- Downstairs cloaks and utility room
- Gardens and garage
- Council tax band E. EPC rating B.

For sale by Modern Method of Auction; Starting Bid Price £275,000 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.

Located within this highly regarded modern development, ideal for families and enjoying a prime cul-de-sac location, we are delighted to offer to the market this well-presented detached family home. The property enjoys spacious entrance hallway with downstairs cloaks, lounge with walk-in bay window, superb living dining kitchen with built-in appliances and a bay featuring French doors enjoying splendid views over the rear garden, and a utility room. To the first floor there are four double bedrooms, bedroom one being fitted with en-suite shower room, along with a modern four piece house bathroom. The gardens provide great outdoor space, and a private driveway provides off-street parking and leads to the integral single garage. Ready to welcome its new owners, a viewing is highly recommended.

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

LOCATION

Located off Locke Way off Jenny Brough Lane, Hazelwood Drive is a small cul-de-sac of properties on this popular new homes development. Hessle itself is approximately 1.5 miles from the property and has a good range of local amenities and facilities including shops, eateries and public houses, along with good bus connections to further afield. Ideal for access to the A63/M62 with further routes located over the Humber Bridge.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A door with glazed inserts leads into the entrance hallway having staircase leading to the first floor accommodation and storage cupboard.

DOWNSTAIRS WC

Two piece suite in white enjoys low level WC and pedestal wash basin.

LOUNGE

17’8 plus bay x 10’5 max (5.38m plus bay x 3.18m max)
uPVC double glazed walk-in bay window to the front elevation, attractive wood laminate flooring and TV aerial point.

LIVING DINING KITCHEN

19’10 x 15’9 decreasing to 7’6 (6.05m x 4.80m decreasing to 2.29m)
uPVC double glazed bay window with French doors opening into the rear garden and uPVC double glazed window to the rear elevation. To the kitchen area there is an extensive range of modern white gloss base and wall units incorporating large storage drawers with contrasting worksurfaces and upstand. Stainless steel five ring gas hob with matching splashback and oversized extractor, stainless steel double electric fan oven. Space and plumbing for dishwasher and space for fridge freezer. Attractive wood laminate flooring flows throughout this area. To the living dining area there is a wall-mounted TV aerial point.

UTILITY ROOM

7’4 x 6’2 (2.24m x 1.88m)
uPVC door with glazed inserts leading out into the rear garden, fitted units, space and plumbing for washing machine, space for tumble dryer and gas central heating boiler.

FIRST FLOOR LANDING

Access to the loft.

BEDROOM 1

17’3 x 10’6 to wardrobes (5.26m x 3.20m to wardrobes)
Two uPVC double glazed windows to the front elevation, fitted wardrobes providing hanging and storage facilities.

EN-SUITE

uPVC double glazed window to the side elevation, three piece modern suite in white enjoys independent shower cubicle, wash basin and low level WC, extractor and tiled splashbacks to wet areas.

BEDROOM 2

13’6 x 8’10 max (4.11m x 2.69m max)
uPVC double glazed window to the front elevation.

BEDROOM 3

13’3 max decreasing to 10’8 x 8’11 (4.04m max decreasing to 3.25m x 2.72m)
uPVC double glazed window to the rear elevation.

BEDROOM 4

11’4 max x 10’4 max (3.45m max x 3.15m max)
uPVC double glazed window to the rear elevation.

BATHROOM

9’6 x 6’5 (2.90m x 1.96m)
uPVC double glazed window to the rear elevation, four piece modern suite in white enjoys panelled bath, independent shower cubicle, low level WC and pedestal wash basin, tiled splashbacks to wet areas and extractor.

EXTERNAL

To the front of the property is an open plan lawned garden with private driveway providing off-street parking and leads to the integral single garage, which has roller door, power and light.

A side gated entry leads into the rear garden which is lawned with an extensive decking area providing great outdoor space.

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 uPVC double glazing.

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 E.

VIEWING

Contact the agent’s Willerby office on 01482 651155 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 Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

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



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . 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.

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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