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

QUICK & CLARKE
The Property Specialists

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50 Glenfield Drive, Kirk Ella HU10 7UL

Auction Guide £220,000

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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
- Detached true bungalow; No onward chain!
- In need of cosmetic modernisation
- Lounge/dining room; Conservatory
- Two bedrooms; Fitted kitchen
- Driveway & Garage
- EPC: D Council Tax: D

Located within this highly popular and regarded residential area, this aesthetically pleasing detached true bungalow is offered to the market with no onward chain. With uPVC double glazing and warm air gas central heating the accommodation is in need of modernisation but offers so much scope to create a truly superb home. Entrance Hallway, Lounge Dining Room, Kitchen, Two Bedrooms, Bathroom and Conservatory. Enclosed well tended gardens and side driveway leading to the single garage. Viewing is recommended to appreciate the potential of which is on offer. This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

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 4.0% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

LOCATION

Glenfield Drive is located off Redlands Drive and Annandale Road, which is central to Kirk Ella and lies within ease of reach of both Kirk Ella village centre and Willerby providing a good selection of local shops.

Kirk Ella is an East Riding of Yorkshire village located on the Western outskirts of the City of Kingston upon Hull. Located approximately 5 miles West of Kingston upon Hull and only 7.7 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

THE ACCOMMODATION COMPRISES

A timber door leads into:

ENTRANCE PORCH

uPVC glazed door leading into:

ENTRANCE HALLWAY

Fitted linen cupboard.

LOUNGE/DINING ROOM

20' x 11'6" decreasing to 8'11" (6.10m x 3.51m decreasing to 2.72m)
uPVC double glazed bow window to the front elevation, living flame gas fire and TV aerial point.

KITCHEN

13'5" x 8'8" (4.09m x 2.64m)
uPVC double glazed window to the front elevation, an extensive range of traditional oak fronted base and wall units with work surfaces and splashbacks, sink iunit with drainer and mixer tap, space and plumbing for dishwasher, and double oven with ceramic hob.

BEDROOM 1

12'1" x 8'7" to wardrobes (3.68m x 2.62m to wardrobes)
uPVC double glazed window to the rear elevation, sliding wardrobes providing hanging and storage facilities and additional fitted wardrobes.

BEDROOM 2

9'10" x 8'10" (3.00m x 2.69m)
Door leading into the conservatory.

CONSERVATORY

Of uPVC and brick construction with uPVC door to the garden and tiled floor.

BATHROOM

7'1" x 5'4" (2.16m x 1.63m)
Three piece suite comprising panelled bath, pedestal wash hand basin and low level w.c. with tiled splashbacks to wet areas.

OUTSIDE

To the front of the property there is an enclosed garden with an array of shrubs and plants. A side driveway provides off-street parking and leads down to a single garage with up-and-over door, power and light.

The rear garden offrers a relatively good degree of privacy and is mainly laid to lawnwith well stocked and maintained plants and shrubs.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas central heating (not tested)

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).

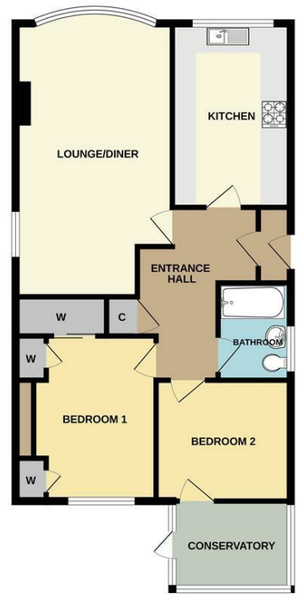
VIEWING

Contact the agent's 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

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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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.