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

QUICK & CLARKE

The Property Specialists

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25 Bromwich Road, Willerby HU10 6SE

Auction Guide £110,000

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- For sale by auction - T & C's apply
- Subject to an undisclosed reserve price
- Reservation fee applicable
- The modern method of auction
- Off-street parking
- Double garage plus workshop and brick shed
- Useful boarded loft
- Large open plan living dining room
- Easy to maintain garden
- EPC D

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 buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. 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 the 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.

For sale by Modern Method of Auction; Starting Bid Price £110,000 plus Reservation Fee. Situated in this sought after area close to Willerby and with ease of access to Hull city centre, this well-proportioned and attractive property offers huge potential. Extended to the rear with the addition of a kitchen and a ground floor bathroom, the property also has off-street parking, double garage plus a workshop and a useful boarded loft. The accommodation in brief comprises entrance hall, open plan living dining room, kitchen, modern bathroom and to the first floor three bedrooms. This property is for sale by the Yorkshire Property Auction powered by iamsold Limited

LOCATION

Willerby 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

GROUND FLOOR

ENTRANCE HALL

uPVC front door with ornate glass panel, stairs to the first floor accommodation and contemporary grey plank style laminate flooring.

LIVING ROOM

14' x 10'3 (4.27m x 3.12m)
Open plan into the dining room and with a continuation of the contemporary style laminate flooring from the entrance hall. The focal point of the room is a decorative stone fireplace and a wide archway leads into the dining area.

DINING AREA

14'1" x 8'3" (4.29m x 2.51m)
Providing flexibility of use with large built-in bookcase with shelving above encompassing one wall. A continuation of the laminate flooring.

KITCHEN

11' x 7'10" (3.35m x 2.39m)
Offering a generous range of wall and base storage units with laminate worksurfaces and tiled splashbacks. Four ring gas hob with extractor over, integrated oven, stainless steel sink and drainer, space and plumbing for washing machine and tumble drier, laminate flooring and wall-mounted boiler. Door to outside and window to the rear elevation.

BATHROOM

7'10" x 4'2" (2.39m x 1.27m)
Modern three piece sanitary suite comprising pedestal hand wash basin, panelled bath with shower over and low level WC. Full tiling to both walls and floor, window to rear elevation.

FIRST FLOOR

LANDING

Removable ladder into the boarded loft area.

BEDROOM 1

12'6" x 14'1" max (3.81m x 4.29m max)
A generous sized, light and bright room having two windows to the front elevation, and built-in cupboards.

BEDROOM 2

9'10" x 8'1" (3.00m x 2.46m)
Window to rear elevation.

BEDROOM 3

7' x 5'8" (2.13m x 1.73m)
Window to rear elevation and eye level cupboards.

BOARDED LOFT AREA

14'2" x 11'2" (4.32m x 3.40m)
Allowing flexibility of use but not with Building Regulation Control, fitted with skylight and having light and power.

OUTSIDE

The property is set back from the road with a dwarf brick wall forming the front boundary and a wrought iron gate providing access onto a pathway leading to the front door. The front garden has been laid under concrete for ease of maintenance.

The rear garden is easy to maintain with the addition of an artificial lawn and further gravelled seating area.

DOUBLE GARAGE

19'9" x 10'11" (6.02m x 3.33m)
To the rear of the house is a double garage with electric roller shutter door, supplied with light and power. Immediately in front of the garage and with direct access onto the tenfoot is further hardstanding which provides off-street parking.

Behind the garage are two further brick built workshops.

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 to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

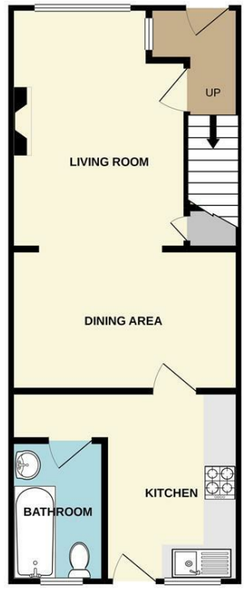
FINANCIAL SERVICES

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 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

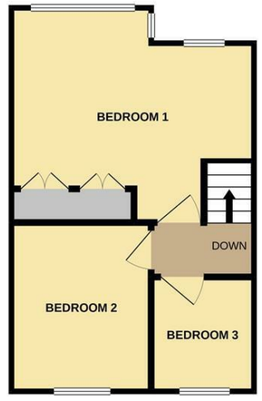
EPC RATING

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

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 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.