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**9 White House Mews
Driffield
YO25 6XB**

Modern method of auction
Convenient for access to town
Allocated parking

First floor accommodation
2 Bedrooms
Seldom available

**Starting Bid:
£45,000**



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9 White House Mews

Driffield

YO25 6XB



FOR SALE BY MODERN METHOD OF AUCTION

An excellent investment opportunity within this exclusive development for the over 55's this is a superb 2 bed first floor apartment, having delightful views to the front over communal gardens. A particular feature of this development is its close proximity to the town centre thoroughfare whilst being tucked away in a quiet of the way position. (Reservation fee payable)

Offered for sale in conjunction with The Great North Property Auction powered by iamsold.

AUCTION NOTES

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.

Auction final date 18th May 12.00.

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. 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 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 £300.00 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.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

The apartment itself includes 2 bedrooms together with front facing lounge, kitchen and bathroom.

There is allocated car parking to the front and surrounding communal grounds.

DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

ACCOMMODATION

MAIN ENTRANCE TO THE APARTMENT

Stairs leading to First Floor and secondary lockable Entrance to main apartment.

ENTRANCE HALL

LOUNGE

15' 6" x 10' 10" (4.73m x 3.31m)

With fitted electric fire, patio doors with Juliette balcony overlooking attractive communal grounds and out towards Beverley Road.



KITCHEN

7' 8" x 5' 9" (2.34m x 1.76m)

With basic range of kitchen units and worktops together with stainless steel sink and base cupboard beneath and space and plumbing for automatic washing machine.



BATHROOM

With panelled bath, low level WC and pedestal wash hand basin. Electric shower.

BEDROOM 1

12' 10" x 8' 5" (3.92m x 2.58m)

Economy 7 heater.



BEDROOM 2

8' 7" x 6' 9" (2.62m x 2.08m)

Economy 7 heater.



OUTSIDE

The property stands within communally maintained grounds and the subject property benefits from an allocated car parking space.

There is a vehicular access leading from Beverley Road.

CENTRAL HEATING

The property benefits from Economy 7 storage heaters.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout within wooden frames.

TENURE

We understand that the property is leasehold. A 99 year lease was granted during 1990.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet.

The property is currently rated band D.

SERVICES

Mains water, electricity and drainage connected.

MAINTENANCE AND SERVICE CHARGE

A charge is payable by way of 4 equal payments of £295.75 to cover the on-going cost of maintenance to the common parts, Insurance and ground rent.

NOTES

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

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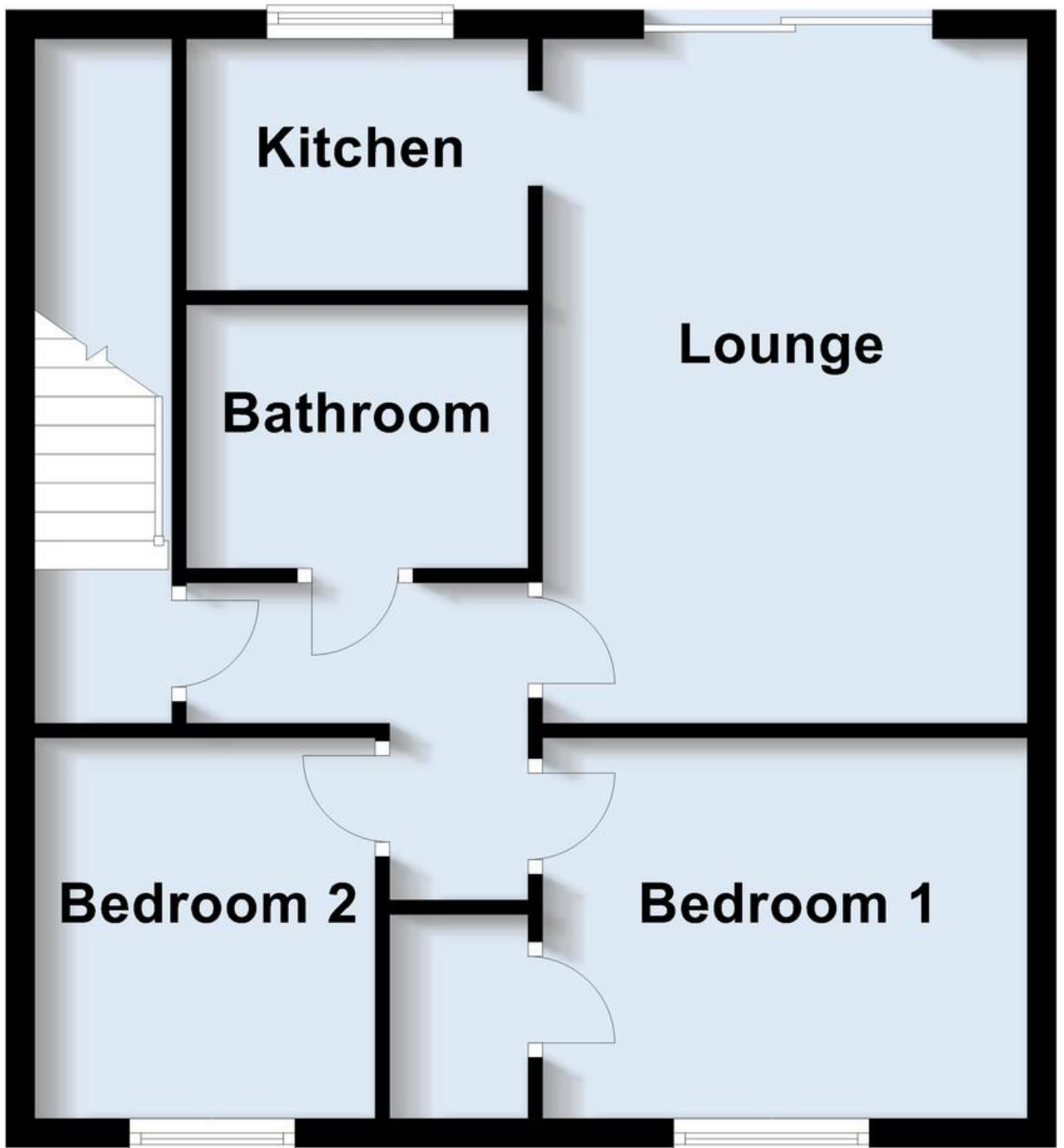
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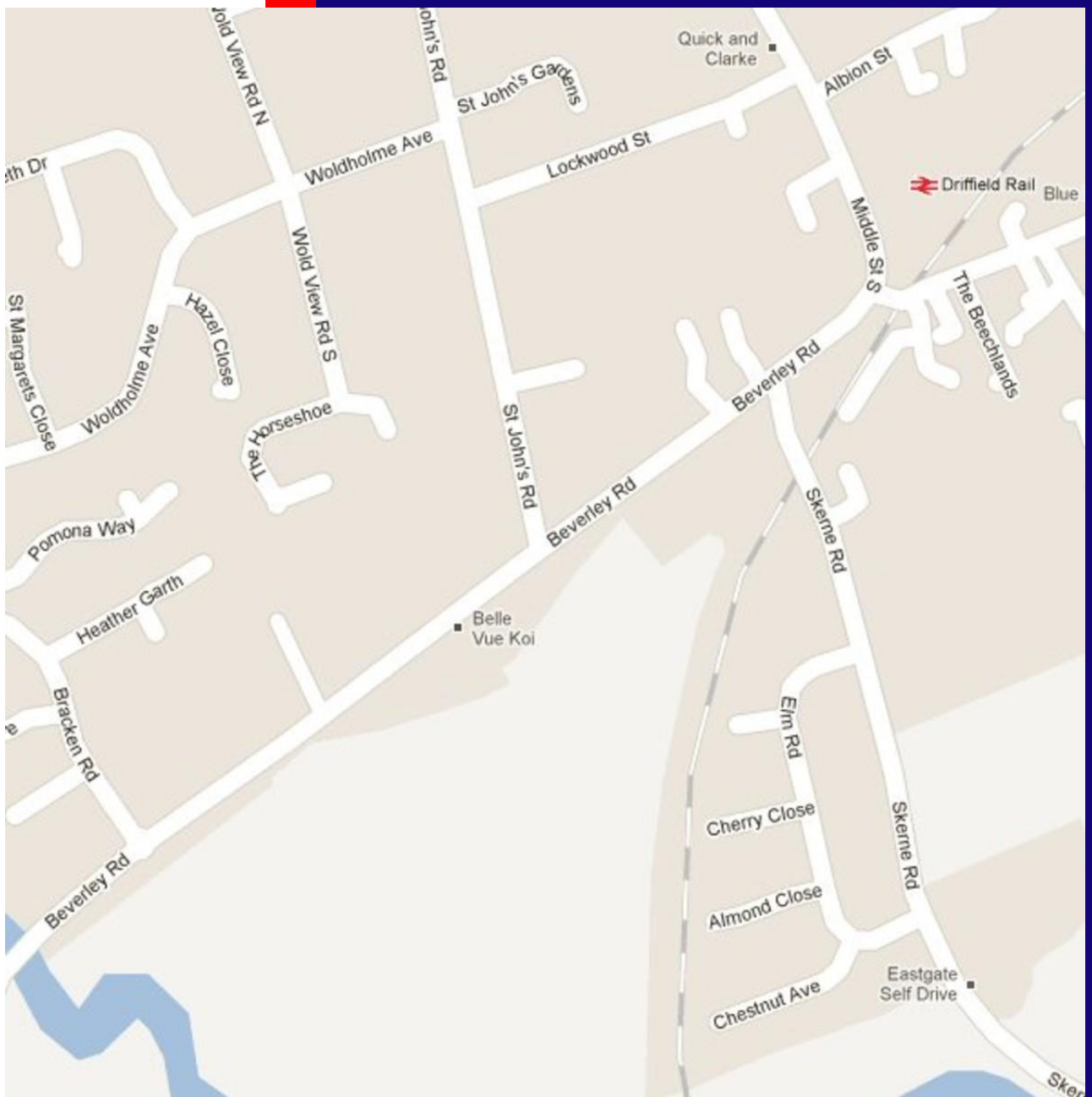
VIEWING

Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

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Ground Floor







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Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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