

Ivy Cottage, Riplingham Road, Raywell, Cottingham, East Yorkshire, HU16 5YL

***GUIDE PRICE: £400,000 (plus fees)**



Description

A rare opportunity to acquire a property for renovation/redevelopment on a plot of over 2.3 acres in a rural yet very accessible location to the west of the city of Hull. Ivy Cottage is a detached house providing 3 bedroomed accommodation of about 900 sq ft/ 84 sq m + attached outhouses which is understood to have been developed from a pair of semi-houses in the mid 1950's and now requires extensive repair and improvement. Mature gardens of about half an acre are both private and secluded and include a static home which could provide accommodation pending works being completed on the house. Grass paddocks adjacent are ideal for equestrian or hobby farming use and enjoy aspects overlooking surrounding countryside.

Location

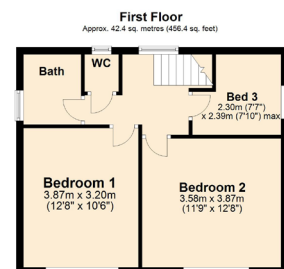
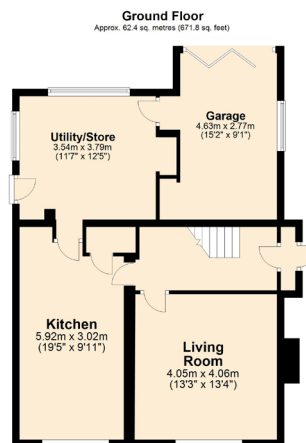
The property set in undulating countryside within the southern part of the Yorkshire Wolds, about 1.5 miles from the A164 which provides excellent road links to areas in Haltemprice, west of Hull, to the Humber Bridge and A63/M62 (approx 5 miles) and to Beverley and York. A wide range of shopping, schools and other amenities are available within the suburban areas of Cottingham and Willerby, whilst it is about 7.5 mile to the city centre.

Accommodation

GROUND FLOOR: Storm Porch, Entrance Hall, Living Room, Kitchen, Utility/Store, Garage.

FIRST FLOOR: Landing, Two Double Bedrooms, One Single Bedroom, Bathroom, Separate WC.

EXTERNAL: Private entrance drive. Grassed gardens to the north and south of the house include trees and a block of dilapidated timber stables. Static Caravan (11.28m x 3.66m / 37'.0" x 12'0") includes living room with kitchen area, three bedrooms, shower room and WC. Two grass paddocks totalling 1.86 acres.



Total area: approx. 104.8 sq. metres (1128.2 sq. feet)
Floorplan of existing building.
Plans produced using PlanIt!

Joint Agency: Dee Atkinson & Harrison
12 Market Place, Beverley, East Yorkshire HU17 8BB

Viewing: Strictly by appointment with the auctioneers on 01482 866844.

Council Tax: Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

Services: Mains water and electricity. Private drainage system.

Tenure: Freehold. Vacant possession upon completion.

Solicitors: Foys Solicitors
120 Bridge Street, Worksop, S80 1HU

Dee
Atkinson
& Harrison

Additional Fees

Administration Charge: The purchaser will be required to pay an administration charge of 0.3% inc VAT of the purchase price subject to a minimum of £750.00 (£625 + VAT).

Buyers Premium: The purchaser will be required to pay a buyers premium of £480 (£400 plus VAT) in addition to the purchase price of the property.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.