

Residential



54 Wansford Road, Drifffield, East Yorkshire, YO25 5NF

***GUIDE PRICE: £ 140,000 (plus fees)**



Description

An increasingly rare opportunity to purchase a traditional semi-detached house that is in need of a comprehensive programme of modernisation. Although it does benefit from uPVC double glazing to all but one window, the property now requires updating including; rewiring, replumbing including the installation of central heating, replacement of kitchen and bathroom fittings and redecoration throughout. An excellent and manageable project for investors and DIY enthusiasts looking to put their own stamp on something to either flip for profit, retain for their own occupation or to add to an investment portfolio

Location

The property is located in a popular residential area that is within comfortable walking distance of schools, train station and the town centre.

Accommodation:

Ground Floor : Entrance Hall, Living Room, Sitting/Dining Room, Kitchen, WC

First Floor : Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom

Outside : To the front is a small forecourt garden and a private side drive that provides ample off-street parking and gives access to the detached single garage. To the rear is a good-sized garden that includes a lawn with borders.

Legal Pack

A legal pack has been requested from the vendors solicitor and will be made available online as soon as it is received. You can register to receive an email notification when the pack is available by going to auctionhouse.co.uk/hullandeastyorkshire and clicking on the property you are interested in. On the property detail page you will see a red 'LEGAL PACK' button which you should click on and it will take you to the registration page.

Viewing

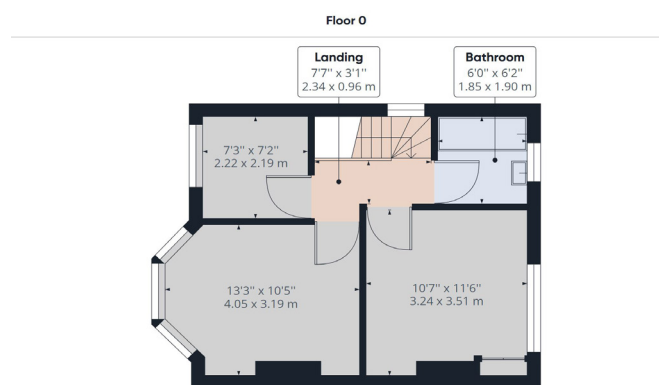
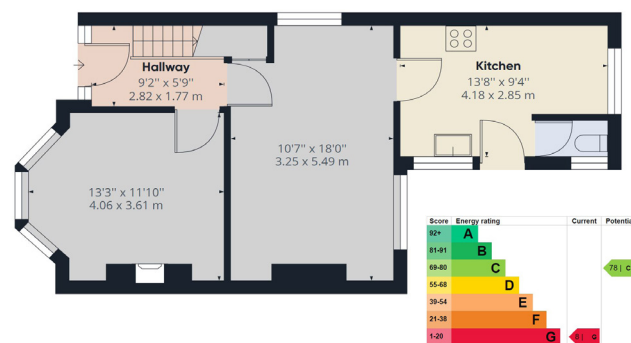
Strictly by appointment with the auctioneers on 0845 400 9900

Council Tax: Council Tax is payable to East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band 'B'.

Tenure: Freehold

Services: All mains services are connected to the property. None of the services or installations have been tested.

Solicitors: Williamsons Solicitors, Times House, Mill Street, Drifffield, East Yorkshire YO25 6TN TEL : 01377 252022



Additional Fees

Additional Fees (Including VAT) Administration Charge: The purchaser will be required to pay an administration charge of 0.3% of the purchase price subject to a minimum of £750 (£625 plus VAT). Buyer's premium £480 (£400 + VAT).

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

Joint Agents: Dee Atkinson & Harrison, 56 Market Place, Drifffield Tel : 01377 241 919