



26 Sober Hill Drive, Holme on Spalding Moor, Market Weighton, East Yorkshire, YO43 4BH

***GUIDE PRICE: £140,000 – £150,000 (plus fees)**



A fantastic opportunity for investors and DIY enthusiasts looking for a project to renovate and flip or to add to their portfolio. This three-bedroom property has been neglected for many years and is now ready for a comprehensive programme of modernisation and improvement. The property stands on a corner plot with gardens to the front, side, and rear as well as a detached single garage that would also benefit from some renovation. Although fully double-glazed and centrally heated, the property now requires a new kitchen and bathroom, redecoration throughout, new floor coverings and relandscaping of the overgrown garden. Offered at an attractive guide that more than reflects the condition and gives great scope for an uplift in value.

Location

Holme-on-Spalding-Moor (also known as Holme-upon-Spalding-Moor) is a large village and civil parish in the East Riding of Yorkshire, England. It is situated approximately 8 miles (13 km) north-east of Howden and 5 miles (8 km) south-west of Market Weighton. It lies on the A163 road where it joins the A614 road. The nearest railway station is in Howden, and there is good access to the M62. Amenities include several pubs, a butchers and bakery, convenience stores, a doctor's surgery, and a primary school.

Accommodation

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

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

Outside: There are gardens to the front side and rear which are all overgrown. A private drive leads to a detached single garage.

Solicitors: Lundy's Solicitors
17 Exchange Street, Driffield YO256LA
Tel: 01377 252831

Council Tax

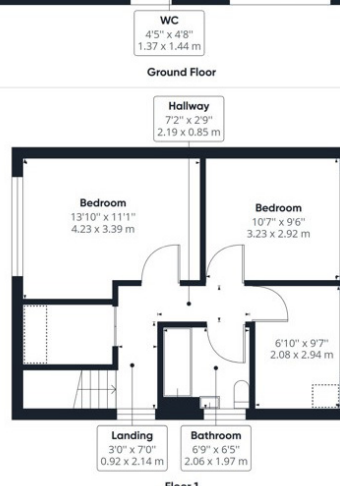
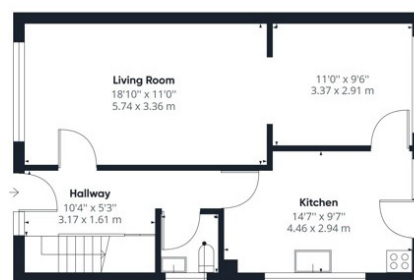
Council Tax is payable to East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band 'C'.

Tenure: Freehold.

Joint Agent: Dee Atkinson & Harrison
56 Market Place, Driffield East Yorkshire YO25 6AW Tel: 01377 241 919

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.



Viewings:

Strictly by appointment with the auctioneers on 0845 400 9900

Agents Note:

Interested parties should be aware that an employee of the selling agent has an interest in the sale of this property. Further details are available upon request.

Additional Fees

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) and a buyer's premium of £1,080 (£900 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.