

## Residential



### Southlands, Atwick Road, Hornsea, East Yorkshire, HU18 1DZ

**\*GUIDE PRICE: £ 295,000 (plus fees)**



#### Description

Situated on Atwick Road between Springbank Avenue and Westwood Avenue, this four-bedroom detached property sits on almost a quarter of an acre of mature gardens. The property itself extends to almost 2000sq ft and has the benefit of a 35ft long garage/workshop. The original building dates back to the early 1800's and extended in the mid/late 1900's, the property would now benefit from some mainly cosmetic updating.

A gravelled side drive provides private off road parking which leads to the garage/workshop. The property also benefits from gas central heating.

#### Location

The property occupies a large plot that fronts directly onto Atwick Road on the Northern outskirts of this traditional east coast town. Hornsea is a popular East Coast holiday beach resort offering a wide range of amenities including the Freeport Shopping Centre, a Golf Club and numerous shops, restaurants and Public Houses. The town is also well known for Hornsea Mere allowing for many sailing and other water sports. The town is situated approximately 17 miles to the northeast of the Hull City Centre.

#### Accommodation

Ground Floor : Entrance Hall, Cloakroom (WC), Lounge, Dining Room, Breakfast Kitchen, Rear Hall, Sunroom, Pantry/ Utility.

First Floor : Landing, Bedroom 1, Dressing Room, Bedroom 2, Bedroom 3, Bedroom 4, Bathroom, Separate WC  
Rear Garden - Laid mainly to lawn, with hedge boundaries and mature trees and shrubs.

Garage - 10.03 x 3.09 + workshop (32'10" x 10'1" + workshop.  
Workshop To Rear Of Garage.



**Solicitors:** Brewer Wallace,  
9-10 Southgate Court, Southgate, Hornsea HU18 1RP

**Council Tax:** East Riding of Yorkshire Council shows that the property is banded in council tax band E

**Tenure :** We understand that the property is freehold and is offered with vacant possession upon completion.

**Joint Agent :** Our House, 20 Newbegin, Hornsea HU18 1AG



#### 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](http://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 joint Agents -  
Auction House Hull and East Yorkshire on 0845 400 9900 or  
Our House Estate Agents on 01964 532121

#### 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.

[auctionhouse.co.uk/hullandeastyorkshire](http://auctionhouse.co.uk/hullandeastyorkshire)

\*Description on Auction Info

Additional Fees and Disbursements will be charged to the buyer - see individual property details at [auctionhouse.co.uk](http://auctionhouse.co.uk) and Special Conditions of Sale for actual figures