



No 1 & 2 Cliff View, Hull, Yorkshire

For Sale By Auction on Thursday 22nd August 2024 at 4pm.

At The Holderness Inn, Patrington HU12 0RE (The Wolf Pack)

Guide Price £100,000 - £120,000

Frank Hill & Son is delighted to present two properties to the market.

The properties are located in the rural coastal village of Kilnsea.

The property would benefit from modernization or redevelopment, the properties offer ample living space Cliff View 1 comprises a hallway, two lounges with an open fire, a kitchen, a storage room, three double bedrooms, and a family bathroom. Cliff View 2 comprises a hallway leading to a utility, one double bedroom, a single bedroom, a large living room, and a family bathroom.

The external features include a private driveway and a large garden.

The Buildings of Cliff View are of historic significance dating back to World War One, No 1's original use was the officer's quarters from Spurn Point during World War One.

Cliff View 2 was originally a railway carriage that was pulled by the steam engine Kenyon on Spurn point.

Cliff View 1



Cliff View 1 -

Entrance Hall - Upon entering the property you are greeted with a long hallway that runs the length of the property with storage heaters mounted along the hallway. Three large windows allow daylight to shine through the hall.

Storage Room - Reasonably sized storage area to the right of the property upon entering the back door into the hallway with electrical sockets. UPVC Window overlooking the garden.

Living Room - Spacious lounge with wood-fired stove. There is a large window in the front of the property and a storage heater mounted.

Porch - Front porch allowing entrance to the front of the property.

Second Living Room- The second lounge is situated further along the hallway with an open fireplace. Large UPVC window facing the front of the property.

Bedroom One - Bedroom one is a large double room with a UPVC window that allows light into the property, there is a door connecting the bedroom to the hallway and the second lounge.

Second Bedroom - The second bedroom has a UPVC window to the front of the property and an open fire adding character to the room. Electric heater mounted on the wall.

Third Bedroom - The third bedroom is connected by a doorway to the second bedroom and, an UPVC window to the front of the property. There is a tiled fireplace.

Family Bathroom - The bathroom is located at the end of the hallway with a 3 piece suite, bath, sink, and toilet.

Cliff View 2-

Utility Room - The utility room is at the entrance of the property with fitted units, and space under the counter for a washing machine/under-counter fridge.

Large Bedroom - Large Bedroom with 2 large UPVC windows to the front of the property, UPVC door to allow direct access to the garden. Wall-mounted electric storage heater.

Bathroom - The bathroom is presented with a 3-piece suite, electric shower cubicle, toilet, and sink pedestal.

Second Bedroom - The Second Bedroom is situated just off the hallway to the rear of the property, spacious enough for a single bed.

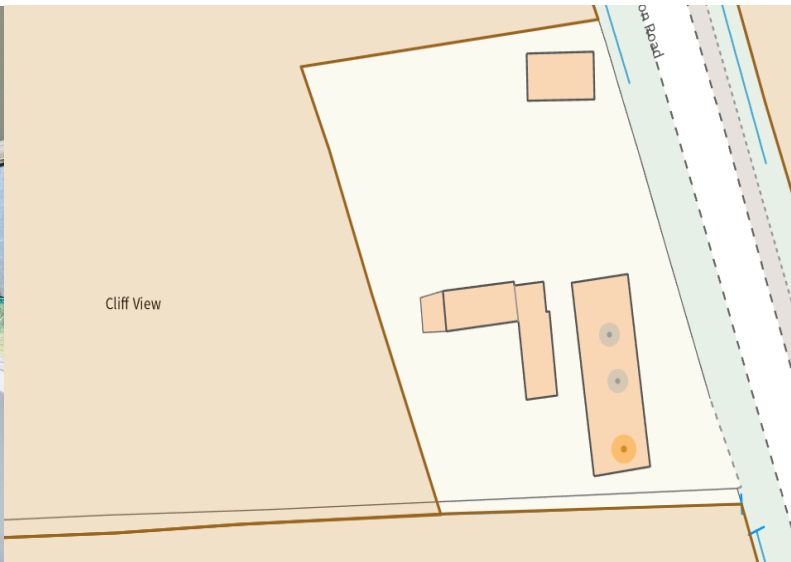
Lounge - To the rear of the property is a large living room with a large stone open fire. Large single-pane window. The room has an arched roof giving the room unique character.

Entrance Hall - Hallway

Outdoor Space - The garden to the rear of the property is shared between Cliff 1 and Cliff 2 large garden and outdoor shed.

Cliff View 2





AUCTION CONTRACT

The auction contract will be available for inspection at the auctioneer's office some 14 days before the auction.

· EXCHANGE OF CONTRACTS AND COMPLETION

David Macnamara- Sanderson Solicitors, 187 Queen Street, Withernsea, HU19 2JR.

· EXCHANGE OF CONTRACTS AND COMPLETION

Exchange of contracts is to take place at the fall of the hammer. A deposit of 10% of the purchaser's price will be payable on exchange of contracts. Completion will be 28 days thereafter.

· STATUTORY DESIGNATION

All the land lies within a Nitrate Vulnerable Zone.

· MINERALS

All mineral rights owned by the vendors except as reserved by statute or to the Crown are included in the sale.

· WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights, including rights whether public or private, light support drainage, water, and electricity supplies, and all other easements, quasi-easements, and all wayleaves whether referred to or not in these particulars. There are rights of supply & a registered lease for solar panels. Details available.

· SERVICES

The Farmhouse has mains electricity and water connected. The water meter lies adjacent to the Buildings on the adjacent owner's driveway.

· OUTGOINGS

Council tax for both dwellings is in band A.

· ENERGY PERFORMANCE RATING - E

· PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and based on the Ordnance Survey National Grid Landline data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

· **TOWN & COUNTRY PLANNING**

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to any planning matters that may affect the properties. The property is located in the East Riding of Yorkshire Council administrative area.

· **FIXTURES & FITTINGS**

All fixtures and fittings are included in the sale unless specifically referred to in these particulars.

· **DISPUTES**

Should any disputes arise as to the boundary or any points concerning the particulars, schedules, plans tenant rights issues, or the interpretation of any of them, the questions will be referred to an arbitrator appointed by the vendor's agent.

· **VIEWINGS**

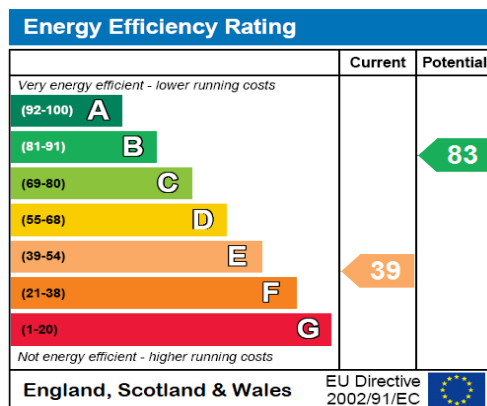
Strictly by appointment with Frank Hill & Son. Care should be taken when inspecting the farm yard and farmland.

· **IMPORTANT NOTICES**

Frank Hill & Son for themselves and for the vendors of the property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending purchasers and they do not constitute an offer or contract or any part offer or contract. 2. All descriptions, dimensions, references to condition, and other items in these particulars are given as a guide only and no responsibility is assumed by Frank Hill & Son for the accuracy of individual items. Intending purchasers should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. 3. Intending purchasers should make their own independent enquiries regarding the use or past use of the property, necessary permissions for use and occupation, potential uses, and any other matters affecting the property prior to purchase. 4. Frank Hill & Son and any person in their employment does not have authority, whether in these particulars, during negotiations, or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Frank Hill & Son for any error, omission, or misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries, or submitting offers for the property.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



OPENING HOURS

Monday to Friday 9am to 5pm



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