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By Auction

69 The Parkway, Willerby, East Yorkshire, HU10 6AY

- To be sold by Public Auction
- 6pm at the Village Hotel, near Hessle
- Sitting Room and Dining Room
- Gardens to the front and rear
- Guide Price £140,000 to £150,000
- Tuesday 8th October 2019
- Two bedroom detached bungalow
- Kitchen, bathroom & WC
- Private drive and garage
- VIEW NOW

Auction Guide £140,000



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69 The Parkway, Willerby, East Yorkshire, HU10 6AY

Two bedroom detached bungalow located on the Parkway in Willerby. Accommodation comprises of an entrance porch, hallway, sitting room, dining room, two bedrooms, kitchen, bathroom and WC. Gardens to the front and rear, private drive and garage. Guide Price £140,000 to £150,000.

Location

The Parkway is a wide residential avenue with properties well set back to either side of the road. It is located off Kingston Road within a very popular residential area. Willerby and the surrounding suburbs and villages offer an excellent range of local amenities and shops including a nearby shopping park with supermarket, well reputed schools and good road connections to Hull City Centre, Beverley, the Humber Bridge and the A63/M62 network.

Ground Floor

Entrance

Enter via a side door leading into the porch.

Entrance Porch

Further door leading into the hall.

Entrance Hall

Doors leading into the sitting room, two bedrooms, bathroom, kitchen and WC. Loft hatch. Recessed wardrobe.

Sitting Room

17'11 x 10'7 (5.46m x 3.23m)

Single glazed windows to the front and side aspects. Tiled fireplace with open hearth. Door leading into the dining room.

Dining Room

9'5 x 7'6 (2.87m x 2.29m)

Single glazed window to the front aspect. Fitted cupboards and glass fronted cabinets. Door leading into the kitchen.

Kitchen

10'11 x 9'11 (3.33m x 3.02m)

Single glazed window and door to the side aspect. Stainless steel sink unit. Base units. Fitted cupboards. Airing cupboard. Tiled splash backs.

Bedroom One

14'10 x 9'10 (4.52m x 3.00m)

Single glazed window to the rear aspect.

Bedroom Two

12'0 x 11'8 (3.66m x 3.56m)

Single glazed window to the rear aspect.

Bathroom

5'10 x 5'7 (1.78m x 1.70m)

Single glazed window to the side aspect. Panel bath and pedestal wash hand basin. Tiled splash backs.

WC

Single glazed window to the side aspect. Low level flush WC.

External

Garden to the front with rose bushes, side path leads to the rear garden. Private drive that leads down to the garage. At the rear there is a further garden with coal bunkers. Trees. Fencing to the surrounds.

Services

The mains services of water, electric, mains gas and drainage are connected. The property has a airing cupboard providing hot water. We have not tested any apparatus, equipment fixtures or services and it is in the buyers interest to check the working condition of any appliances.



Outgoings

From internet enquiries with the valuation Office website the property has been placed in Band D for Council Tax purposes, Local Authority Reference Number: WIB280069000. Prospective purchasers should check this information before making any commitment to purchase the property.

Possession

It is anticipated vacant possession will be granted upon completion. The completion date has been fixed for 28 days after the date of the auction.

Energy Performance Certificate

The current energy rating on this property is F(32).

Mode of Sale

The property is offered for sale By Public Auction. The property will be sold subject to the Law Society Contract and Conditions of Sale which will be available for inspection 7 days prior to the date of auction at both the solicitors and auctioneers offices. Intending purchasers are advised to make any enquiries relating to these contracts and conditions of sale prior to the date of auction as it is not intended to have these read out at the sale. In addition to the purchase price purchasers may be required to reimburse the vendors search fees and possibly the solicitors fees. These will be declared by the auctioneer prior to the property been offered for sale, but should you wish to establish if these are relevant/payable in relation to this particular lot, please contact the auctioneers beforehand.

Solicitors

Burstalls, Ocean Chambers, 54 Lowgate, Hull HU1 1EJ (01482 621800)

Registering & Buying at Leonards Auctions

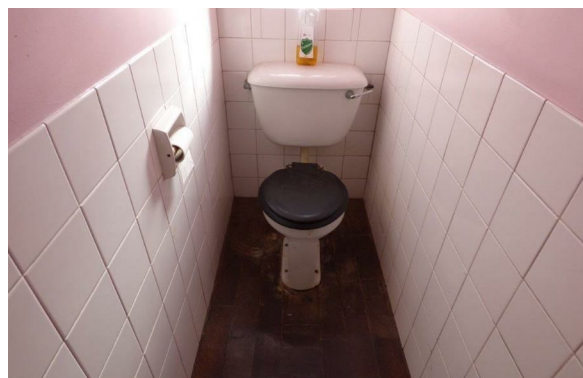
All prospective purchasers MUST provide TWO FORMS OF PROOF OF IDENTITY at registration immediately prior to the auction to be able to register to bid. (Two buyers etc - two forms of ID each.) CASH AND CARD WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT. DEPOSITS CAN ONLY BE PAID BY A BANKERS DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR A PERSONAL CHEQUE.

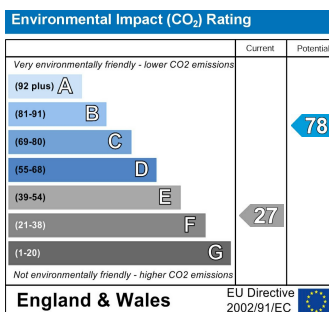
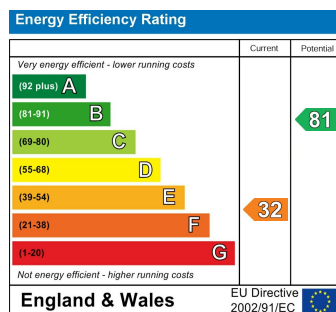
Viewings

Strictly by appointment with the Sole Agents on (01482) 375212. Please note these are likely to be on a block basis and further details will be available through the auctioneers.

Free Valuation/Market Appraisal

We would be pleased to provide independent marketing advice to prospective vendors with regard to offering property for sale in our future public auctions. For a free auction market appraisal, please telephone Leonards on (01482) 375212. If your property is presently available with another agent, please check that you are able to and will not incur any charge in withdrawing your property before instructing Leonards.





Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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