



**QUICK & CLARKE**  
The Property Specialists

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**15 Kings Square, Beverley HU17 9HH**  
**Auction Guide £130,000**

- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction
- Superb position - close to town centre
- New carpets to stairs and first floor
- Three bedrooms - two bathrooms
- Westerly facing garden
- Off street parking
- EPC Rating: D

For sale by Modern Method of Auction; Starting Bid Price £140,000 plus Reservation Fee.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.2% to a minimum of £6,000 including VAT 4.2% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,000 including VAT which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Yorkshire Property Auction powered by IAM Sold. Reservation Fee is in addition to the final negotiated selling price.

This property is for sale by the Yorkshire Property Auction powered by iam-sold Ltd

#### THE PROPERTY

A blank canvas with vacant possession very close to the centre of Beverley and offering well proportioned room sizes and boasting two bathrooms and a Westerly facing rear garden. With off street parking, a premium in this area of Beverley, the well proportioned accommodation has been recently decorated and benefits from new carpets to the stairs and the first floor. With uPVC double glazing and gas central heating the accommodation comprises: a generous sized living room, breakfast kitchen, rear lobby and a ground floor shower room. To the first floor are three bedrooms, one with an en-suite bathroom. Outside there is off street parking to the front and a Westerly facing garden.

#### LOCATION

The property is located on Kings Square which lies just to the East of the large Tesco in the centre of Beverley. This superb location provides ease of access to the amenities of Beverley which are a comfortable walk away.

VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### LIVING ROOM

16'7" x 13'11" (5.05m x 4.24m )  
With a uPVC glass panelled door, three windows to the front elevation make for a light and bright atmosphere in the living room which is open plan to the stairs. A brick fireplace with quarry tile hearth houses an electric fire but with a chimney behind which could be opened up again to provide different heating options. Grey laminate flooring.

#### BREAKFAST KITCHEN

16'7" x 8'3" (5.05m x 2.51m )  
A generous sized kitchen with wall and base storage units with ash fronts and laminate work surfaces, one and a half bowl sink and drainer, eight ring gas Range with double oven and grill, ceramic tiled splashbacks, part laminate flooring, space and plumbing for an American style fridge freezer and a large cupboard under the stairs. A window looks onto the Westerly facing garden. Door through to the:

#### REAR LOBBY

With a uPVC glass panelled door opening onto the rear garden and storage cupboard housing the hot water tank.

#### GROUND FLOOR SHOWER ROOM

With a three piece sanitary suite comprising a corner shower enclosure, pedestal hand wash basin and low level WC, partially tiled walls, tiled floor and a window to the rear elevation.

### FIRST FLOOR

#### BEDROOM 1

16'8" x 9'7" (5.08m x 2.92m )  
With two windows to the front elevation.

#### BEDROOM 2

13'0" x 8'9" maximum (3.96m x 2.67m maximum )  
With a window to the rear elevation and a door leading through to the:

#### EN-SUITE SHOWER ROOM

With a three piece sanitary suite comprising a wet room shower with a new electric shower, low level WC and pedestal hand wash basin, fully tiled walls and wet room style floor.

#### BEDROOM 3

10'4" x 7'5" (3.15m x 2.26m )  
With a window to the rear elevation.

#### OUTSIDE

The property has two block paved parking spaces to the front with a dropped kerb onto Kings Square. The rear garden is Westerly facing and is a blank canvas with a large timber shed and a fenced boundary. A 'right of way' gives access over the neighbouring properties' garden back onto Kings Square.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property has the benefit of gas central heating.

#### DOUBLE GLAZING

The property has uPVC double glazing.

#### TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

#### VIEWING

Contact the agents Beverley office on 01482 886200 for prior appointment to view.

## FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

## EPC RATING

For full details of the EPC rating of this property please contact our office.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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