





The Property Specialists

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**AUCTION**



**2 St. Leonards Road, Beverley HU17 7HX**  
**Auction Guide £95,000**



- For Sale by Auction – T & C’s apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- he Modern Method of Auction
- Requiring modernisation & redecoration
- Large first floor 2 bed apartment
- No forward chain
- Allocated parking space
- Sought after Molescroft position
- EPC Rating: TBC

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer’s solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

THE PROPERTY

For sale by Modern Method of Auction; Starting Bid Price £95,000 plus Reservation Fee. Approaching 700 sq ft, a very generously sized two bedroomed first floor apartment requiring modernisation. Situated on the corner of St. Leonard's Road and Woodhall Way, the property is adjacent to the Molescroft local shops and convenient for the town centre. Well proportioned throughout, the accommodation comprises: Entrance lobby, entrance hall, generously sized living/dining room with large bay window overlooking Woodhall Way, two double bedrooms, kitchen and house bathroom. The property is surrounded by a communal garden and benefits from an allocated parking space. This property is for sale by the Yorkshire Property Auction powered by iam-sold Ltd

LOCATION

The property is located directly on the corner of St. Leonard's Road and Woodhall Way. Situated adjacent to the Molescroft shops, the property is also in a convenient location to access the town centre with Saturday Market lying only 0.7 miles away.

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE PORCH

With a uPVC front door, cupboard housing meters and stairs leading to the first floor accommodation.

FIRST FLOOR

ENTRANCE HALL

A generously sized entrance hall with a window to one side and an airing cupboard housing the hot water tank.

LIVING ROOM

16' x 14'8" (4.88m x 4.47m )  
A generously sized and well proportioned living/dining room with flexibility of layout and with a bay window to the front elevation. A dark wood fireplace houses an electric fire and there is a built-in cupboard over the stairs.

KITCHEN

12'8" x 5'8" (3.86m x 1.73m)  
With a range of wall and base storage units with white fronts and laminate work surfaces, stainless steel sink and drainer, gas hob and oven, space and plumbing for a fridge, freezer and washing machine, a cupboard housing the boiler and a window to the side elevation.

BATHROOM

With a three piece sanitary suite comprising whirlpool bath with separate thermostatic shower valve over, pedestal hand wash basin and low level w.c., window to the side elevation, fully tiled walls and floor.

BEDROOM 1

9'9" x 8'7" (2.97m x 2.62m)  
A double bedroom with fitted wardrobes and a window to the side elevation.

BEDROOM 2

8'6" x 8'11" (2.59m x 2.72m)  
A further double bedroom with a window to the side elevation and fitted wardrobes including a desk/dressing table.

OUTSIDE

The property is surrounded on two corners by open plan communal lawned gardens. Adjacent to the front door is an area under gravel which has been maintained by the property and the property has access to an area of hard standing which could be used for an outside shed for storage.

The property also benefits from an allocated parking space which is accessed on foot via a pathway to the rear of the building.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from 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 agent’s 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.



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.

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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