



**QUICK & CLARKE**  
The Property Specialists

131 King Street, Cottingham,  
East Riding of Yorkshire HU16 5QQ  
Tel: 01482 844444 | Email: cottingham@qandc.net  
www.quickclarke.co.uk



# AUCTION



**Sunkist Beverley Road, Dunswell HU6 0AW**  
**Auction Guide £115,000**

- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction
- Semi detached bungalow with two double bedrooms
- Spacious lounge and breakfast kitchen
- Wet room
- Beautiful gardens and ample parking
- So much scope on offer, viewing a must
- EPC: Rating E

For sale by Modern Method of Auction; Starting Bid Price £135,000 plus Reservation Fee.

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.

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

#### THE PROPERTY

We would like to present to the market this aesthetically pleasing semi-detached bungalow which is brought to the market with No Chain. Offering an ideal blank canvas for the discerning purchaser to add their own design flairs within, and enjoy what is truly a splendid property with a good sized plot. Ideal located for those wanted a central location for Beverley, Hull and Cottingham. The property enjoys entrance hallway, lounge, breakfast kitchen, wet room and two double bedrooms. The loft area is accessed from the master bedroom. The gardens are beautifully tended and of good proportions, and plenty of private parking is located to the head of the garden via the tenfoot. This property has so much scope to really enjoy and enhance the current accommodation, an early viewing is a definite must.

#### LOCATION

Proceeding from the Kingswood roundabout towards Beverley, proceed down into Dunswell and following the road just past the Sun Inn on the left hand side, the property can be located on the right hand side. Dunswell is a small hamlet located equidistant from Cottingham and Beverley. Cottingham wears the proud title of Europe's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

#### THE ACCOMMODATION COMPRISES OF

##### ENTRANCE PORCH

uPVC door with glazed inserts leads into the entrance porch.

##### LOUNGE

14'5" x 12'8" plus recess (4.39m x 3.86m plus recess)  
uPVC double glazed window to front elevation.

##### BREAKFAST KITCHEN

14'11" x 9'3" max decreasing to 6'7" (4.55m x 2.82m max decreasing to 2.01m)  
uPVC double glazed window to rear. Fitted cupboards, provision for cooking and sink unit. Sliding door leads into rear lobby with door to garden. Door leads into the wet room.

##### WET ROOM

6'5" x 5'5" (1.96m x 1.65m)  
With window to rear, shower area with wash hand basin and low level WC, tiled to wet areas.

##### BEDROOM 1

12'5" dcsg to 10'5" x 10'11" inc to 9'10" (3.78m dcsg to 3.18m x 3.33m inc to 3.00m)  
uPVC double glazed bay window to the front elevation, fixed staircase leads up to the loft area.

##### LOFT AREA

12'7" x 8'0" (3.84m x 2.44m)  
With window to the front elevation.

##### BEDROOM 2

12'6" decreasing to 9'11" x 8'11" (3.81m decreasing to 3.02m x 2.72m)  
uPVC double glazed window to rear elevation.

##### EXTERNAL

The property enjoys a generously proportioned plot. A well-planted front garden has central path leading to the front door with side access providing entry into the rear garden.

The rear garden has an array of shrubbery and plants with well-stocked borders and a garden pond. There is also a good sized "aviary". At the head of the garden there is private gate leading onto private parking which is accessed via the tenfoot.

##### 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 Cottingham office on 01482 844444 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 Cottingham office on 01482 844444. 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 Cottingham Office on 01482 844444. 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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