



QUICK&CLARKE
The Property Specialists

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104 Millhouse Woods Lane, Cottingham HU16 4HB

Guide Price £175,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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- Detached house
- Extensive refurbishment required
- Excellent plot
- Off-street car parking
- For sale by informal tender
- Closing date for tenders 12.00 Noon Friday 31st January 2020
- EPC rating: G

THE PROPERTY

A very attractive three bedroomed detached property which is in need of extensive refurbishment and modernisation, but stands on an excellent plot in a very pleasant location and with good access to the extensive facilities available within the village of Cottingham.

The property is for sale by informal tender, the closing date for tenders being 12.00 Noon on Friday 31st January 2020.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

13'3" x 12'0" (4.04m x 3.66m)

DINING ROOM

14'0" x 12'0" (4.27m x 3.66m)

KITCHEN

14'5" x 7'0" (4.39m x 2.13m)

REAR LOBBY

CLOAKROOM WITH WC

FIRST FLOOR

LANDING

BEDROOM 1

14'0" x 12'0" (4.27m x 3.66m)

BEDROOM 2

12'0" x 12'0" (3.66m x 3.66m)

BEDROOM 3

9'0" x 8'0" (2.74m x 2.44m)

WETROOM

8'0" x 5'6" (2.44m x 1.68m)

SEPARATE WC

OUTSIDE

Large gardens, off street parking and garage.

SERVICES

All mains services are available or connected to the property.

Aerial photo is for guidance only purposes.

EPC RATING

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

INFORMAL TENDER DETAILS

METHOD OF SALE

The basis of the sale is by way of Informal Tender and we are therefore inviting interested parties to submit their best offer in writing within a sealed envelope on or before the closing date of 12.00 Noon on Friday 31st January 2020. The seller reserves the right to accept the offer that is best in their opinion but also reserves the right to end the Informal Tender process if an acceptable offer is received prior to the closing date.

INFORMAL TENDER GUIDELINES

The successful bidder will be notified verbally and in writing at which time Solicitors will be instructed to commence the conveyancing process. It will be expected that the purchaser will be able to exchange contracts within four weeks of the memorandum of sale being issued with completion to follow thereafter. Bids are subject to contract.

All bids will be treated confidentially.

INSTRUCTIONS

1. Your offer should be for a fixed sum in pounds sterling.
2. We suggest that your offer is made for an uneven amount in order to avoid possible duplication of bids.

3. Escalating bids or those bids calculated by reference to another party's bid will not be acceptable and will not be considered.

4. All offers should include the name, address and contact telephone number of the offeror together with those of the offerors Solicitor.

5. Offers put forward by facsimile can only be accepted by prior appointment with the selling agent.

6. An intending offeror must satisfy themselves as to the basis upon which an offer is made. We therefore advise and presume that in order to make an offer the offeror understands the sale particulars and has made all reasonable enquiries with their own professional advisers.

7. The seller reserves the right not to accept the highest, or indeed, any offer.

8. All offers should be submitted before 12.00 Noon on Friday 31st January 2020 to the Agent's office at 131 King Street, Cottingham, HU16 5QQ or emailed to

jon.myers@qandc.net

9. If submitted in a sealed envelope please clearly mark on the back IN BOLD, 104 Millhouse Woods Lane, Cottingham, HU16 4HB

10. It will be necessary for all offerors to provide proof of funds and purchase ability upon request.



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 floorplan 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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