

By Auction

2 Elston Villas, Main Road, Burton Pidsea, HU12 9BA

- To be sold by Online Auction
- Tuesday 2nd March, 2021
- Three reception rooms
- First Floor bathroom
- Gardens front and rear
- Offers by 12 noon
- Three bedroom semi detached
- Fitted kitchen & Utility area
- uPVC DG and Gas CH
- Guide Price £100,000 to £110,000

Auction Guide £100,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-hull.co.uk

Website: www.leonards-hull.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-hull.co.uk

2 Elston Villas, Main Road, Burton Pidsea, HU12 9BA

Three bedroom semi detached located in the popular East Village of Burton Pidsea. With gas central heating and uPVC double glazing and accommodation comprising of an entrance hall, lounge, dining room, study/office, fitted kitchen, rear lobby and utility room. To the first floor are three bedrooms and bathroom. Garden to the front with off road parking and garden mainly laid to lawn to the rear with countryside views. GUIDE PRICE OF £100,000 TO £110,000. VIEW NOW.

Location

Located on Main Road, Burton Pidsea. Burton Pidsea is a well regarded rural village located approximately 11 miles East of Hull. There is a primary school, petrol station with small shop, play park and public house. The village is located between Hull and Withernsea.

Ground Floor

Entrance

Enter via a uPVC double glazed door into the hall.

Entrance Hall

Two uPVC double glazed side lights. Single radiator. Stairs leading to the first floor accommodation. Door leading into the study/office and kitchen. Under stairs storage cupboard.

Study/Office

11'3 x 7'0 (3.43m x 2.13m)

A uPVC double glazed window to the front aspect. Single radiator. Loft hatch.

Kitchen

12'3 x 6'3 plus bay (3.73m x 1.91m plus bay)

Fitted base, wall and drawer units with contrasting work surfaces. Cupboards. Provision for a gas cooker. Double radiator. Stainless steel sink unit. Air vent. Tiled splash backs. Door leading into the dining room. Concertina door leading into the rear lobby. A uPVC double glazed square bay window to the side aspect.

Dining Room

14'3 x 9'9 (4.34m x 2.97m)

A uPVC double glazed window to the rear aspect. Single radiator. Opening into the lounge.

Lounge

14'0 x 9'9 (4.27m x 2.97m)

A uPVC double glazed bay window to the front aspect. Double radiator. TV aerial/point.

Rear Lobby

Opening into the utility room. Door leading outside. Further door leading into the boiler room.

Utility Room

A uPVC double glazed window to the rear aspect. Work surface. Vent for a tumble drier.

Boiler Room

Wall mounted combi boiler. Work surface. Plumbing for an automatic washing machine.

First Floor Landing

A uPVC double glazed window to the side aspect. Loft hatch. Doors leading into three bedrooms and a bathroom. Storage cupboard.

Bedroom One

13'9 x 9'9 (4.19m x 2.97m)

A uPVC double glazed bay window to the front aspect. Single radiator. TV point.

Bedroom Two

11'0 x 10'1 (3.35m x 3.07m)

A uPVC double glazed window to the rear aspect. Single radiator.

Bedroom Three

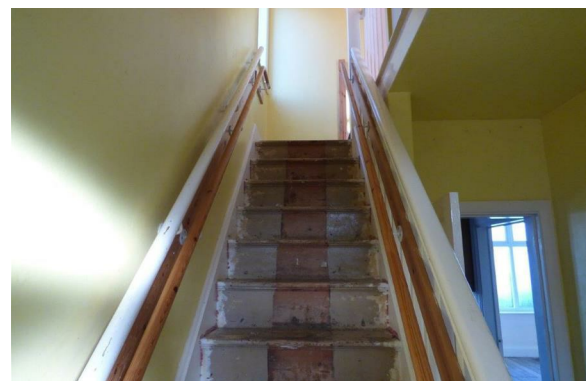
7'0 x 6'4 (2.13m x 1.93m)

A uPVC double glazed window to the front aspect. Single radiator.

Bathroom

7'0 x 6'4 (2.13m x 1.93m)

A uPVC double glazed window to the rear aspect. Single radiator. Panel bath with electric shower, pedestal wash hand basin and low level flush WC. Air vent. Tiled splash back areas.



External

Lawn garden to the front. Hedge and fencing to the surrounds. Off road parking accessed via double metallic gates. At the rear there are lawn areas with fencing to the surrounds. Various shrubs and trees. Garden backs onto fields.

Services

The mains services of water, gas, electric and drainage are connected. The property has a combi boiler providing gas central heating and 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 B for Council Tax purposes, Local Authority Reference Number: BUP032030000. Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate

The current energy rating on the property is D(64)

Possession/Tenure

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. The tenure of the property we assume is FREEHOLD.

Mode of Sale

The property is offered for sale By Online 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. In addition to the purchase price purchasers may be required to reimburse the vendors search fees, possibly the solicitors fees and an administration fee. These will be outlined online 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

Rollits, Citadel House, 58 High Street, Hull HU1 1QE (01482 323239)

Buying via Online Auction/Fees

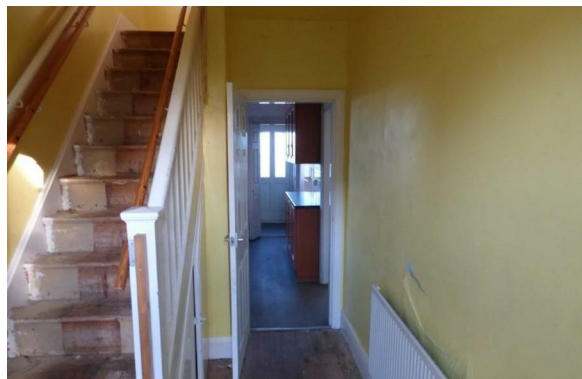
All prospective purchasers MUST UPLOAD TWO FORMS OF PROOF OF IDENTITY (IE PASSPORT/DRIVING LICENCE and UTILITY BILL WITHIN THE LAST THREE MONTHS) at the time of bidding. (Two buyers etc - two forms of ID each.) They will also need to provide Solicitor details and full details of a credit card/debit card. The successful purchaser will then have immediately 5% of the purchase price up to a maximum of £5000 taken direct as a bidder security fee with the balance of the deposit (10%) being required within 2 business days. Other fees applicable to this property are an admin fee of £350 plus VAT.

Viewings

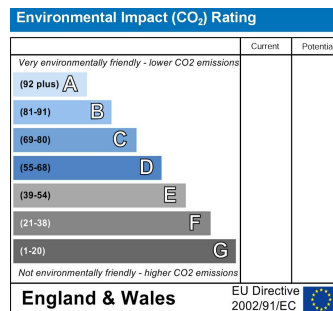
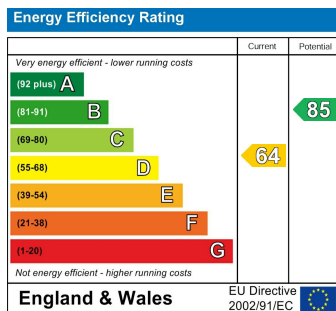
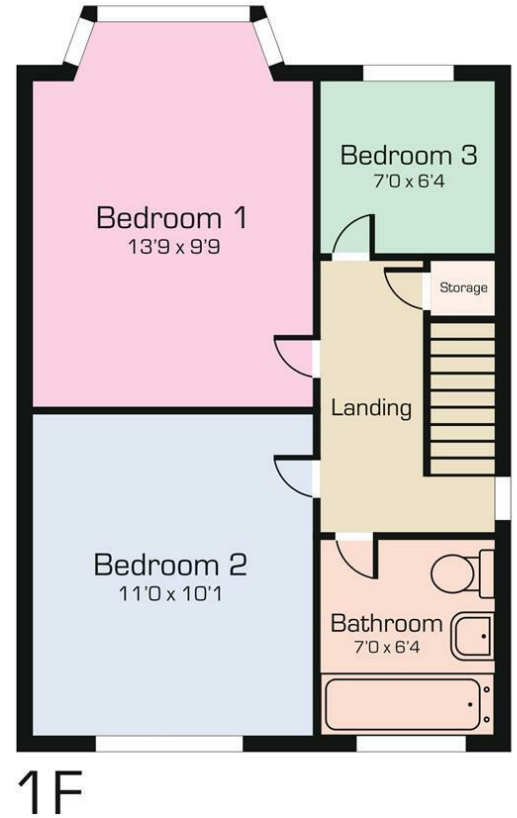
Strictly by appointment with the Sole Agents Leonards on (01482) 375212.

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) 375212/330777. 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.



2 Elston Villas, Main Road, Burton Pidsea HU12 9BA



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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.

REFERRAL FEES

As part of our service, we often recommend buyers and sellers to a local conveyancing provider (Jane Brooks Law) whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £75 for each transaction for recommending you to them.

View all our properties at.....



LEONARDS