

Your Move
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Willow Leigh, Buttfield Lane, Howden, Goole

Starting Bid: £340,000.00



Detached bungalow on large plot with great potential for development. This spacious five bedroom detached bungalow is set within substantial gardens which has a further area of hard standing and a large detached workshop and garage. The property features a spacious lounge diner with large inglenook, two bedrooms with en suite facilities, and benefits from gas central heating and off street parking for several cars. The front door opens into a spacious entrance hall which has a door to spacious lounge diner featuring a large inglenook with open fire and French doors to the rear garden.

To the rear of the property is an L shaped kitchen that has a range of fitted units and integrated appliances, doors to the rear garden and a good size utility room with modern Worcester boiler.

The central hallway gives access to four bedrooms, one with en suite, a family bathroom, store cupboard and a spacious master bedroom benefiting from fitted furniture and en suite facilities. Outside, there are substantial gardens to the front and rear which are laid to lawn, a large workshop 7.23m x 4.65m attached to a double garage, an area of hard standing and access gate.

Auctioneer's Comments

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.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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 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 £300.00 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.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rooms

Entrance Hall

Lounge / Dining Area 24' 11" x 23' 11" (7.6m x 7.3m)

Breakfast Kitchen 16' 9" x 12' 9" (5.1m x 3.9m)

Utility Room 7' 7" x 7' 7" (2.3m x 2.3m)

Bedroom 9' 2" x 6' 11" (2.8m x 2.1m)

Bedroom 9' 2" x 7' 11" (2.8m x 2.4m)

Family Bathroom / WC

Bedroom 9' 2" x 7' 7" (2.8m x 2.3m)

Bedroom 10' 2" x 6' 11" (3.1m x 2.1m)

En-Suite

Master Bedroom 15' 9" x 11' 2" (4.8m x 3.4m)

En-Suite

Outside

Large Front Garden

Large Rear Garden

Multiple Off Street Parking To Rear

Garage And Large Workshop 23' 9" x 15' 3" (7.23m x 4.65m)