

Highfields, South Cave, HU15 2AJ

Auction Guide £180,000

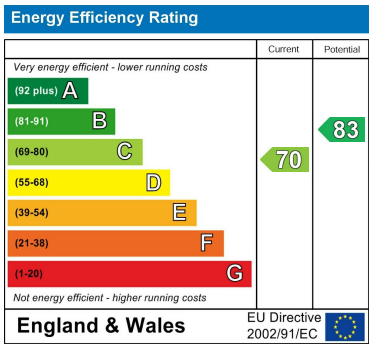
Philip Bannister

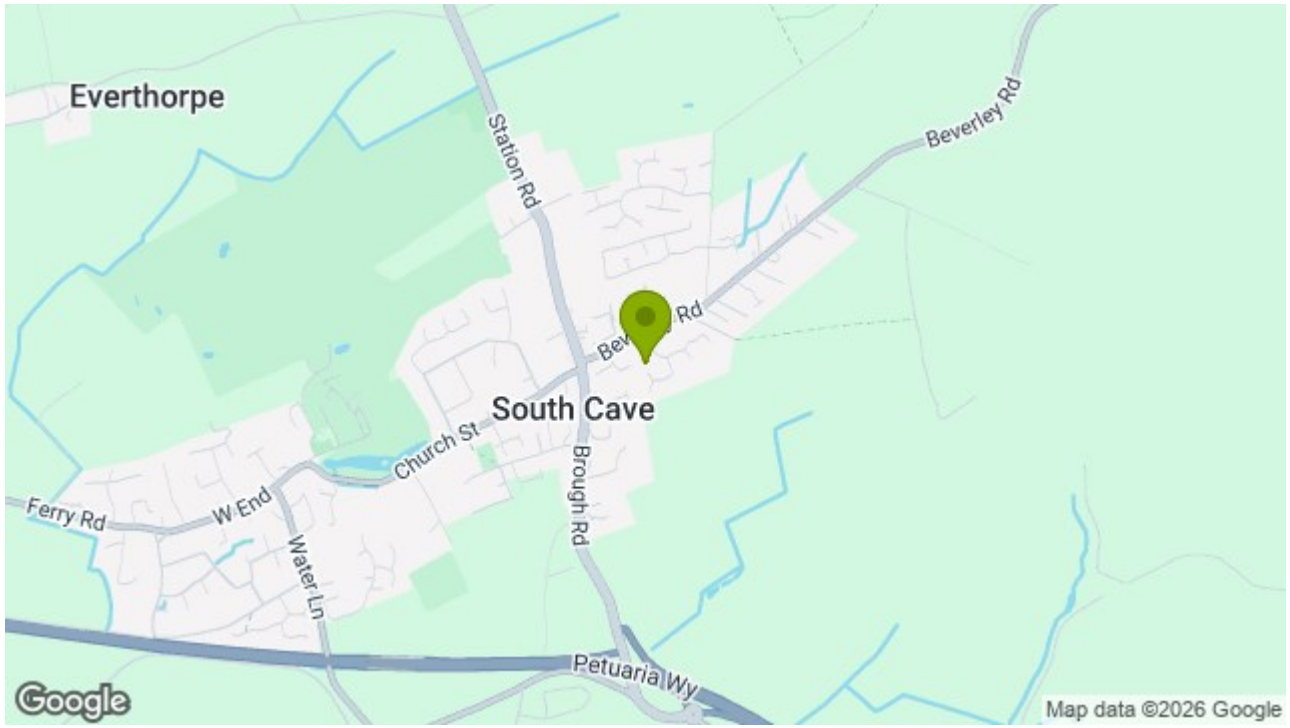
Highfields,
South Cave, HU15 2AJ

NO CHAIN - This beautifully presented two-bedroom detached bungalow offers ready-to-move-in accommodation with no onward chain, situated at the end of a cul-de-sac for enhanced privacy. Updated in recent years, the home features an inviting entrance hall leading to a spacious lounge with part-glazed double doors opening into the dining room. Sliding doors extend from the dining area into a charming garden room, complementing the modern fitted kitchen. Both bedrooms are generously sized, with one benefiting from fitted wardrobes and the other featuring an en-suite WC, alongside a stylish modern shower room. Externally, the property boasts established gardens, a driveway, and a garage.

Key Features

- NO CHAIN
- Detached Bungalow
- 2 Bedrooms
- Modern Fitted Kitchen
- Spacious Lounge & Dining Room
- Garden Room
- Parking & Garage
- Established Gardens
- For Sale by Modern Auction - T & C's apply
- Council Tax = D / EPC =C










ideal
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AUCTIONEER COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

ACCOMMODATION
The property is arranged over a single storey and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property through a residential entrance door. An inner door leads to:

LOUNGE
12'2 x 21'2 incl bay (3.71m x 6.45m incl bay)
A bay fronted reception room with a feature fireplace with marble effect hearth and backplate, housing an electric fire. The lounge has part-glazed double doors opening to:

DINING ROOM
9'3 x 12'1 (2.82m x 3.68m)
With ample space for a dining room suite. Sliding doors open to:

GARDEN ROOM
12'7 x 8'4 (3.84m x 2.54m)
A brick and uPVC garden room with French doors and a tiled floor.

KITCHEN
15'9 x 8'4 (4.80m x 2.54m)
The kitchen is fitted with a range of modern wall and base units mounted with contrasting worksurfaces and matching upstands. A stainless steel sink unit is positioned beneath a window to the side elevation, integral appliances include an electric oven, electric hob and an extractor hood. There is space for undercounter appliances along with plumbing for an automatic washing machine and dishwasher. A window is to the rear elevation and there is a door leading to the side of the property.

INNER HALL
With built-in cupboard and access to:

BEDROOM 1
10'2 x 14'7 (3.10m x 4.45m)
A spacious double bedroom with fitted wardrobes and a window to the front elevation.

BEDROOM 2
9'3 x 9'4 (2.82m x 2.84m)
A second good sized bedroom with a window to the rear elevation and en-suite facilities.

EN-SUITE WC
Fitted with a WC and wash basin, tiled splashback and a door to the rear garden.

SHOWER ROOM
The contemporary shower room is fitted with a three piece suite comprising WC, wall hung wash basin and a large walk-in shower with a glazed screen and a thermostatic shower. There is tiling to the walls and floor, heated towel rail and a window to the rear.

OUTSIDE

FRONT

GARAGE
A driveway is positioned to the front of the property and leads to a singe garage.

GENERAL INFORMATION
SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of PVC double glazed frames. A timber door is to the rear.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE
We understand that the property is Freehold.

















AUCTION VIEWING

Viewings are conducted through Philip Bannister & Co. Please note that when booking a viewing at an auction property, your personal data–including your name, address, telephone number, and email address –will be shared with Iamsold. Following the viewing, an auction specialist from their team will contact you to discuss the property.

Probate

Please note that the property is currently seeking Grant of Probate and as such completion of purchase could be delayed.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.
We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.







GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) approx.

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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