

4 Foresters Hall, High Street, Barrow-upon-humber

Starting Bid: £100,000.00



Believed to date back to 1864 and formerly used as the village school, Foresters Hall has been superbly refurbished to create four individual and distinctive mews style town houses.

Imaginatively designed to maximise internal space, flat two is arranged over three floors and incorporates original exposed beam work and roof trusses, double height vaulted ceiling and Victorian Gothic style arched windows. The interior has been designed with contemporary living in mind and the property features a stylish beech effect kitchen with integrated oven, hob, extractor and high quality white suite to the en-suites. The property is offered with no onward chain and is considered to be suited to purchasers wishing to have a low maintenance lifestyle in a distinctive property which successfully marries traditional elegance with contemporary efficiency.

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

Sealed unit glazed door with fan light over to:

REAR RECEPTION HALL

With two storey ceiling with exposed timbers and stairs to the first floor.

UTILITY

8'5" x 5'6" (2.6m x 1.7m)

With slate effect tiled flooring, radiator, extractor fan, Electrastream central heating cylinder and space and plumbing for automatic washing machine.

GUEST BEDROOM

15'1" x 14'11" (4.6m x 4.5m)

Sealed unit French doors to the rear aspect, radiator and TV aerial point.

LANDING

With radiator and stairs to the second floor.

LIVING ROOM AREA

15'0" x 14'9" (4.6m x 4.5m)

With floor level sealed unit double glazed window to the rear aspect, radiator, TV aerial point, telephone point, exposed truss work to the ceiling and opening to:

KITCHEN AREA

9'0" x 8'3" (2.7m x 2.5m)

Appointed with a range of contemporary style beech effect fronted units with contrasting granite style work surfacing to include single stainless steel sink unit with mixer tap and cupboards under, space and plumbing for dishwasher, three further base units, refrigerator recess, inset four ring stainless steel electric hob with matching oven under and extractor canopy over, six additional pelmeted units at eye level, radiator, inset ceiling spot lights, tiled splash areas and fixed window overlooking the rear entrance hall.

SECOND FLOOR LANDING

With radiator and exposed timber work.

MASTER BEDROOM

13'5" x 10'11" (4.1m x 3.3m)

Pitched ceiling with exposed beam and truss work, Velux window and radiator.

EN-SUITE

Suite in white to include pedestal wash hand basin with tiled splash back, close coupled wc and glazed and tiled shower cubicle, radiator, slate effect tiled flooring, exposed beam work, Velux style window, extractor fan and access to the eaves storage space.