



Research House Rolston Road, Hornsea, HU18 1UR
By Auction £570,000

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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Guide Price - £570,000

A rare and highly versatile detached property set within a private plot approaching one acre, offering exceptional residential, commercial and development potential (subject to the necessary consents).

Originally constructed in the 1970s in the style of a substantial 1930s detached residence, the principal building has operated predominantly as commercial premises throughout its life. However, the property retains the proportions, character and presence of an impressive five-bedroom family home, with attractive period-inspired architecture, extensive oak panelling and a wealth of original features.

The accommodation is complemented by a detached two-bedroom bungalow situated within the grounds, currently subject to commercial use, providing excellent ancillary accommodation, staff facilities or potential annex accommodation.

MAIN HOUSE

Entrance Hall

Features original panelling.

Cloakroom (WC)

W.C with steps leading down, Wash hand basin and a rear window.

Lounge

29'10" x 18'10" (9.1 x 5.75)

Windows facing the front, side and rear of the property with the side one being a bay window. And a featured brick fireplace.

Breakfast Room

14'9" x 11'11" (4.52 x 3.64)

Windows to the side and rear, Fireplace and radiator.

Dining Room

17'4" x 15'10" (5.30 x 4.85)

Large front bay window with brick fireplace featuring.

Kitchen

12'0" x 11'6" (3.67 x 3.52)

One side facing window and two facing the rear, Door to the side of the property, Fitted wall and base units, Work surfaces and single drainer, stainless bowl sink.

Utility

8'0" x 4'10" (2.45 x 1.49)

Includes a window facing the side of the property.

First Floor Landing

Large cupboard with a window facing to the rear and panelling.

Bedroom 1

17'0" x 14'11" (5.19 x 4.56)

Two windows facing the front of the property, a side window and a fireplace.

Bedroom 2

14'5" x 13'4" (4.41 x 4.08)

Front facing window and radiator

Bedroom 3

14'11" x 11'9" (4.57 x 3.6)

Windows to the side and rear

Bedroom 4

11'11" x 11'11" (3.64 x 3.64)

Windows facing the side and rear and a built in cupboard.

Bedroom 5

11'11" x 6'11" (3.65 x 2.12)

Windows facing to the front and side and a cupboard.

Bathroom

9'8" x 8'1" (2.96 x 2.48)

Side facing window, W.C, Pedestal hand wash basin and a bath.

Detached Garage

BUNGALOW - OUTBUILDING

Entrance Hall

Entrance door.

First Reception Room

11'7" x 18'11" (3.54 x 5.79)

Windows to front and side, carpet.

Utility/ W.C

7'11" x 7'5" (2.42 x 2.28)

Window to front, separate W.C, vinyl flooring.

Kitchen

7'8" x 11'5" (2.34 x 3.48)

Window to side, wall and base units, stainless steel double drainer and bowl sink, vinyl flooring.

Inner Hall

Double doors to side and storage cupboard.

Storage Room

6'7" x 7'1" (2.02 x 2.16)

Shelving and wood flooring.

Second Reception Room

12'11" x 17'1" (3.95 x 5.22)

Windows to side and carpet.

Back Office

19'8" x 13'0" (6.01 x 3.97)

Windows to side and rear, carpet.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly

Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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