

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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www.bmhestateagents.com

www.rightmove.co.uk

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PROPERTY FOR SALE

54 HIGHGATE, CLEETHORPES

PURCHASE PRICE £70,000 LEASEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£70,000

TENURE

We understand the property to be Leasehold with a 999 year lease from 6th April 1945 and this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



54 HIGHGATE, CLEETHORPES

*****BEING SOLD VIA SECURE SALE ONLINE BIDDING*****

Terms & Conditions apply. Starting Bid £70,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

AUCTION END DATE 15/08/24 13:00

Bettles, Miles and Holland are pleased to offer for sale this mid terrace property in the heart of Cleethorpes and is located within walking distance of the sea front and St. Peters Avenue. The property comprises of a lounge, a dining room, a fitted galley kitchen and a lobby to the rear of the property. To the first floor there are two bedrooms and a spacious bathroom with a white suite. The property benefits from front and rear gardens, u.PVC double glazing and gas central heating. NO CHAIN,

LOUNGE

11'1 x 12'3 (3.38m x 3.73m)

Through a u.PVC double glazed door into the lounge with a u.PVC double glazed window, a fire surround with a tiled back and hearth and a gas fire. A built in cupboard housing the electric meter, a central heating radiator, stairs to the first floor accommodation and a light to the ceiling.



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DINING ROOM

8'11 x 12'3 (2.72m x 3.73m)

The dining room with a u.PVC double glazed window to the rear, a central heating radiator, an under stairs cupboard and a light to the ceiling.



KITCHEN

10'6 x 5'6 (3.20m x 1.68m)

The kitchen with a range of wall and base units with contrasting work surfaces and tiled reveals, a cream sink unit with a mixer tap. There is space for a cooker and plumbing for a washing machine and the central heating boiler is also here. A u.PVC double glazed window to the side, vinyl to the floor and a light to the ceiling.



LOBBY

8'8 x 4'8 (2.64m x 1.42m)

The lobby with a window to the rear and a u.PVC double glazed door to the side which leads into the garden, a central heating radiator and a light to the ceiling.

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a central heating radiator, loft access and a light to the ceiling.

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BATHROOM

9'11 x 5'7 (3.02m x 1.70m)

The bathroom with a white suite comprising of a paneled bath with a chrome mixer shower tap and folding shower screen. A pedestal wash hand basin with chrome taps and a WC with a chrome flush. A u.PVC double glazed window, tiled splash backs, a central heating radiator, vinyl to the floor and wall lights.



BEDROOM 1

12'2 x 11'1 (3.71m x 3.38m)

This double bedroom with a u.PVC double glazed window to the front, a range of built in wardrobes, a central heating radiator and a light to the ceiling.



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BEDROOM 2

9'0 x 6'6 (2.74m x 1.98m)

This bedroom to the back of the property with a u.PVC double glazed window, a central heating radiator, a pine fitted wardrobe and overhead cupboards and a light to the ceiling.



OUTSIDE

The front garden has a walled and fenced boundary with a wrought iron gate. The front garden has decorative stones and chippings for ease of maintenance and concrete path to the front door.

The rear garden has a fenced and walled boundary and is mainly concreted and laid to pavers for ease of maintenance. There is a breeze block shed at the bottom of the garden with a u.PVC double glazed window and a u.PVC door.



AUCTIONEERS ADDITIONAL COMMENTS

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.

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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.

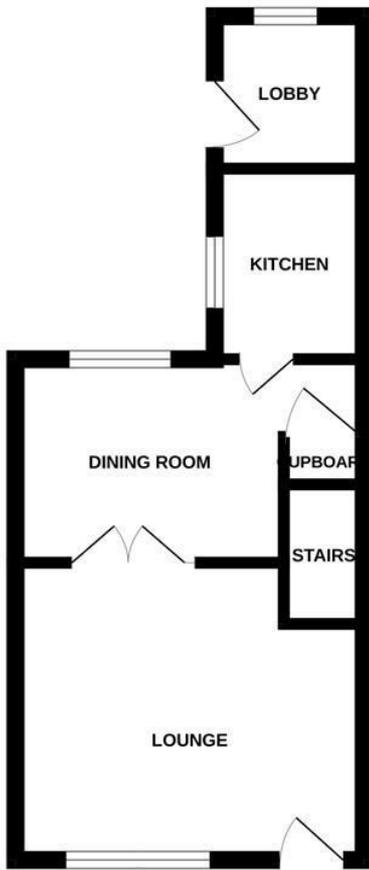
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

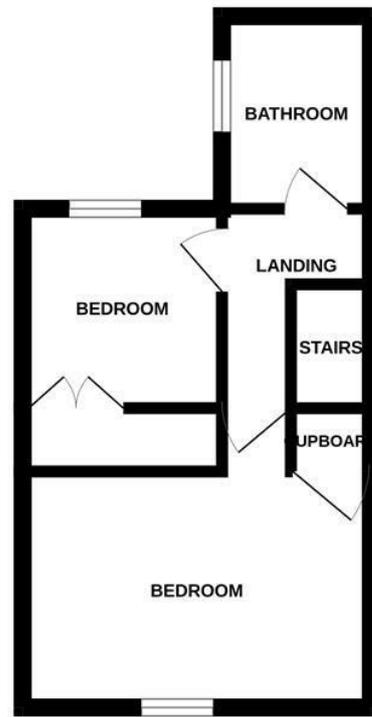
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

GROUND FLOOR



1ST FLOOR



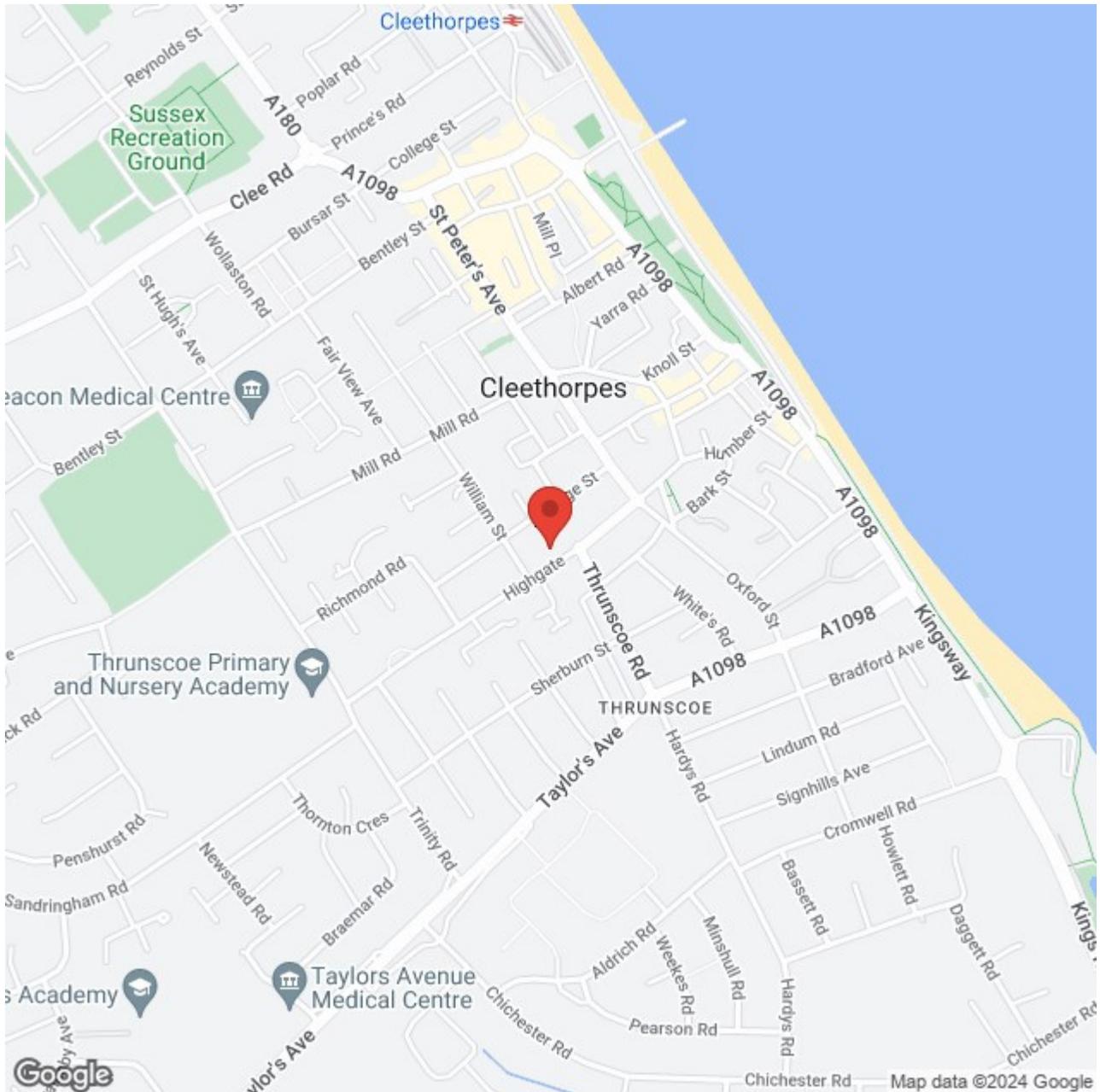
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div style="text-align: center; font-size: 2em; font-weight: bold;">90</div>
(81-91) B		
(69-80) C	<div style="text-align: center; font-size: 2em; font-weight: bold;">69</div>	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland