

## 40 York Road, Easton, Bristol, BS5 6BJ

Sold @ Auction £280,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH DECEMBER 2024
- VIDEO TOUR NOW ONLINE
- LEGAL PACK COMPLETE
- VIEWINGS - REFER TO DETAILS
- SOLD @ DECEMBER LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- REQUIRES UPDATING
- REDUCED - WAS £325K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Freehold 2 BED PERIOD HOUSE ( 921 Sq Ft ) in need of UPDATING with scope to EXTEND and SOUTH FACING GARDEN | REDUCED was £325k

# 40 York Road, Easton, Bristol, BS5 6BJ

## Accommodation

**FOR SALE BY LIVE ONLINE AUCTION**  
\*\*\* \*SOLD @ DECEMBER LIVE ONLINE AUCTION \*\*

GUIDE £250,000 +++  
SOLD @ £280,000

ADDRESS | 40 York Road, Easton, Bristol BS5 6BJ

Lot Number 10

The Live Online Auction is on Wednesday 11th December 2024 @ 17:30  
Registration Deadline is on Monday 9th December 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Freehold bay fronted period terraced property with accommodation ( 921 Sq Ft ) arranged over two floors with open plan ground floor accommodation and kitchen at the rear plus 2 bedrooms and a bathroom on the first floor.  
South facing enclosed rear garden with shed.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - A  
EPC - D  
Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

HOUSE | UPDATING

The property has been a much loved home for many years but now requires updating and has huge potential for both owner occupiers and investors.  
There is scope to extend to the rear and into the attic space subject to gaining the necessary consents.  
Please refer to independent rental appraisal.

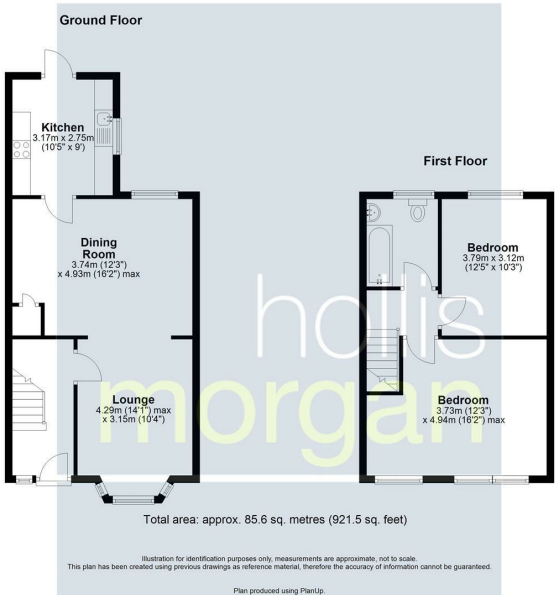
### REDUCED PRICE

The property was previously listed with respected local agents for £325,000 and is offered at a reduced rate for sale by auction

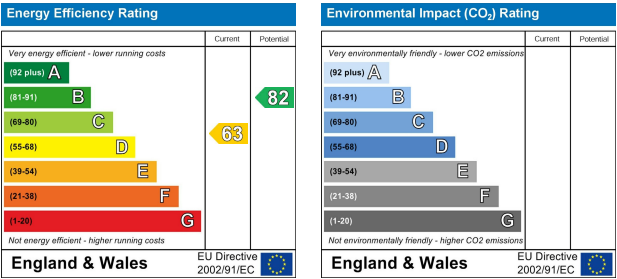
### SUBSIDENCE | MORTGAGE

Please note we understand a previous private treaty sale has fallen through due to evidence of subsidence at the rear of the property.  
No surveys are available and interested parties must make their own investigations.  
Please note the subsidence issue may effect your ability to obtain a mortgage or building insurance until the issue is resolved and we suggest you speak with your broker prior to booking a viewing on this lot.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.  
Please refer to our website for further details.