



**Mill Lane**

Boroughbridge, York, YO51 9LH

Guide Price £465,000



# Mill Lane

## Boroughbridge, York, YO51 9LH

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £465,000

STYLE - Riverside 3 Bedroom Bungalow with Mooring Rights

HIGHLIGHTS - Auction Opportunity: Offered with no onward chain, subject to contract.

THREE WORDS - Don't Miss Out!

### Riverside Bungalow with Mooring Rights

Discover a rare and exciting opportunity to transform this 1960s detached bungalow into your dream riverside retreat. Set within approximately 0.50 acres, this property offers versatile living spaces and the potential to modernise to your taste, all while enjoying the benefits of mooring and fishing rights on the River Ure. Offered with no onward chain and available via auction, this is a chance not to be missed.

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.

### Step Inside

Upon entering through the gated porch, you are welcomed into a reception hall leading to a 21'10" (6.65m) long sitting room featuring an original 1960s sandstone fireplace and views towards the river. The formal dining room and kitchen both offer access to the rear garden, presenting opportunities for remodelling and creating open-plan living spaces.

The principal bedroom boasts an en-suite shower room with the original Avocado suite, while the two additional double bedrooms feature built-in wardrobes and are served by a main bathroom, ripe for modernisation. Additional internal features include gas-fired radiator central heating, double glazing, and a substantial loft space with a maximum apex height of 9'0" (2.74m).

### Outside

The front garden is predominantly laid to lawn, creating a welcoming and verdant entrance.

A generous driveway offers ample parking and leads to a substantial 31'0" (9.45m) long tandem garage, complete with a remote control door and loft hatch for additional storage.

The south-facing rear garden is also mainly laid to lawn, providing a sunny and private outdoor space ideal for relaxation and entertaining.

Opposite the bungalow, an extra plot of land offers even more possibilities. This area is primarily laid to lawn but also features a generous hardstanding area for additional parking.

The plot includes a dilapidated garage and car port, presenting an opportunity for renovation or redevelopment to suit your needs.

The tandem garage is a standout feature, offering extensive space for vehicles and storage, with the convenience of a remote control door.

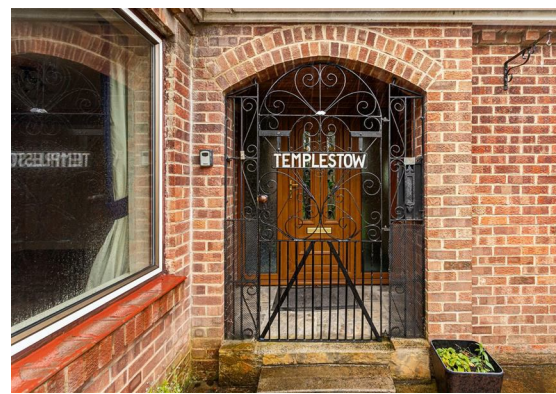
### Auction Terms

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.

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.

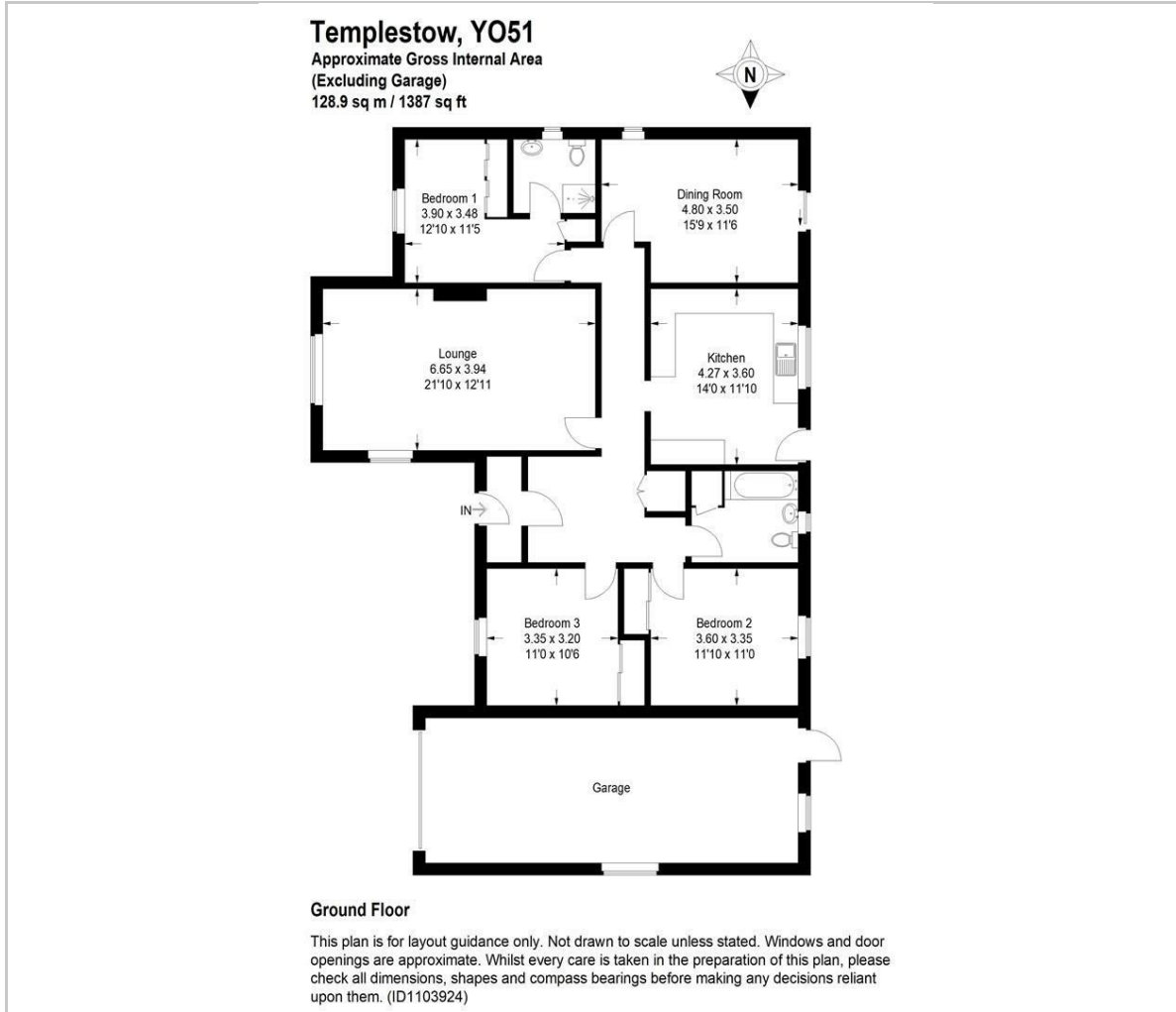
**Auctioneers Additional Comments**  
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to 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.



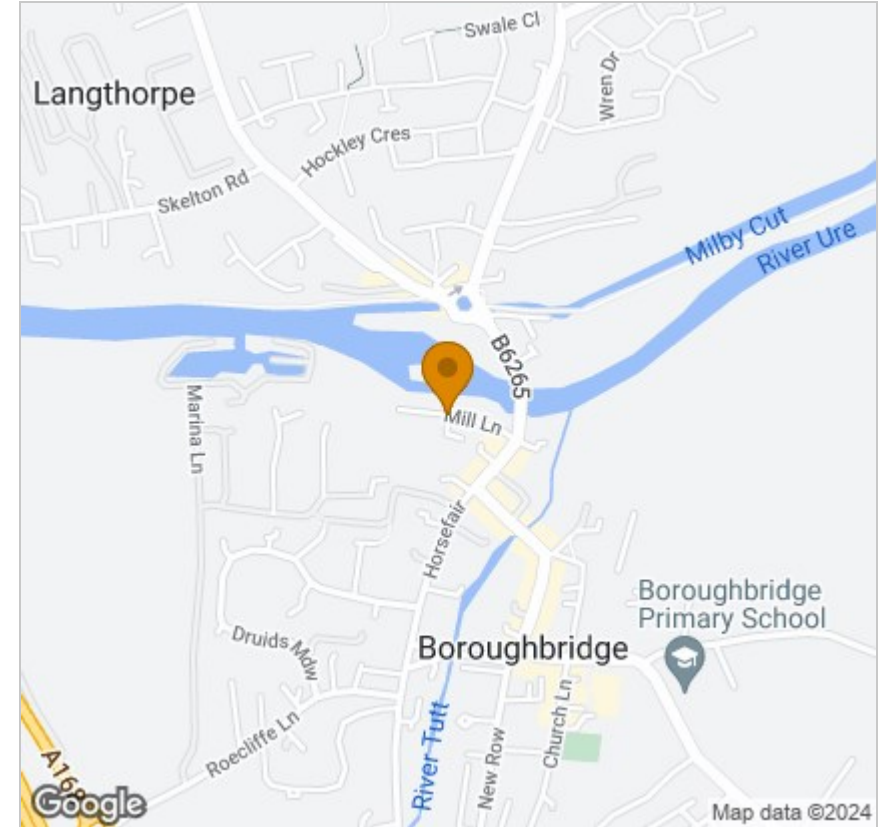
## Floor Plan



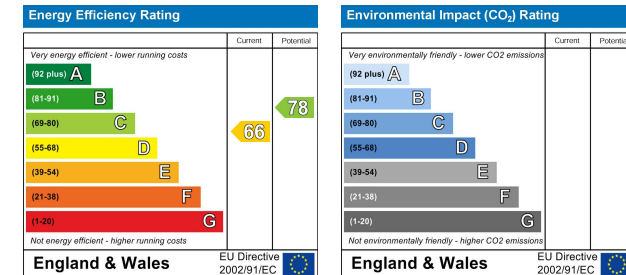
## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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.

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