



**York Road, Wallasey, CH44 9EN**

**welcome to**

**York Road, Wallasey**

This five-bedroom home is ideal for investors and those seeking a property with strong income potential and clear possibilities. Viewing is essential to appreciate the size, layout, and undeniable opportunity this substantial Victorian home presents. Call us today to arrange your viewing!





## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Property Description

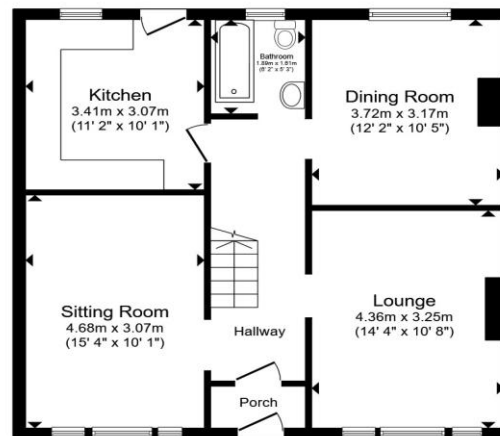
Presenting an exceptional and imposing double-fronted Victorian residence, prominently positioned on York Road. This substantial five-bedroom property represents a rare and compelling investment proposition, offering immense potential for a lucrative Buy-to-Let portfolio addition, a high-yield HMO (subject to necessary consents), or a superb large family home. Its impressive scale, period character, and sought-after location make it a standout asset for the discerning investor. This property

immediately commands attention with its dignified double-fronted facade, ornate brickwork, and bay windows, encapsulating the enduring appeal of Victorian architecture. Spanning two generous floors, the property provides versatile and expansive accommodation ideal for the rental market. The property will require some renovation including the kitchen and bathrooms but the layout is perfectly configured for a large single-family let. The room sizes, number of receptions, and multiple WCs offer a straightforward and highly viable conversion to a HMO, capitalising on strong local demand from professionals, contractors, workers and students due to proximity to commuting links, amenities and developments in the area (such as the Wirral Waters Development). Prospective purchasers interested in operating this property as an HMO must make their own enquiries with Wirral Council regarding necessary licensing and planning consents. Call us today to arrange a viewing! Council Tax Band: A

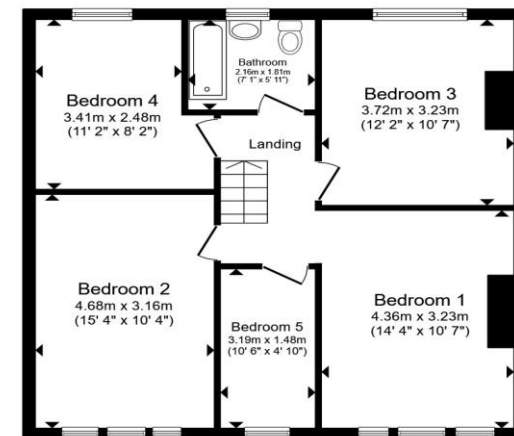
**Lounge**  
**Dining Room**  
**Reception Room Three**  
**Kitchen**  
**Downstairs Wc**

**First Floor Accommodation**  
**Bedroom One**  
**Bedroom Two**  
**Bedroom Three**  
**Bedroom Four**  
**Bathroom**  
**Bedroom Five**

**Outside**  
**Rear Garden**  
**Yard.**



**Ground Floor**



**First Floor**

Total floor area 132.5 m<sup>2</sup> (1,426 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## **York Road, Wallasey**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Five Bedrooms
- Three Reception Rooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

**£190,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAL111396 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
**jones & chapman**



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