

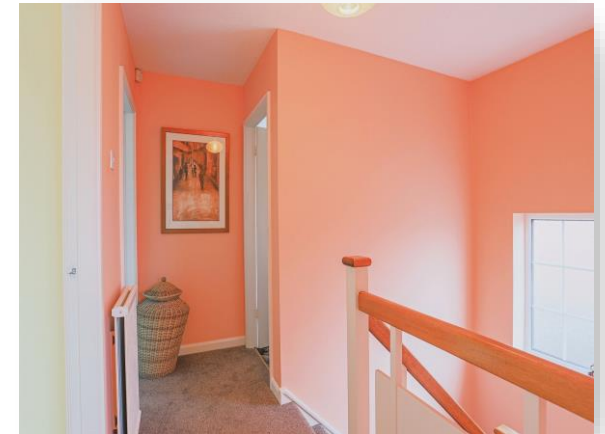


Masham Close, Harrogate HG2 8QG

welcome to

Masham Close, Harrogate

We are pleased to offer for sale this three bedroom detached property. This property will be offered for sale via modern method of auction. This is an opportunity not to be missed. The property sits in a desirable location and features spacious living accommodation as well as spacious garden.



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 £300 inc VAT towards the preparation cost of the pack.

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.

Masham Close

We are pleased to offer this three bedroom, detached property, which is located just outside Harrogate town centre. The property is situated in a charming residential area and is close to the amenities and attractions that Harrogate has to offer. The property would be perfect for a growing family. The property briefly comprises a living room, dining room, kitchen, downstairs W.C, three bedrooms and a house bathroom. There is a spacious garden to the rear as well as a garage and workshop.

Living Room

12' 10" x 12' (3.91m x 3.66m)

Bright living room with large bay window to the front. There is sliding double doors which lead through to the dining area.

Dining Room

11' 4" x 8' 8" (3.45m x 2.64m)

The dining area has space for a table to seat at least six people. There is a large window to the rear which provides the room with lots of natural light.

Kitchen

11' 4" x 8' 8" (3.45m x 2.64m)

The kitchen has shaker style base units and tiled splashbacks. There is space for a freestanding cooker / hob. There is a stainless steel sink and tap located under the window which overlooks the garden.

Toilet

2' 9" x 5' 5" (0.84m x 1.65m)

Downstairs W.C with hand wash basin and toilet.

Bedroom One

12' 11" x 11' 7" (3.94m x 3.53m)

A good sized double room with large window.

Bedroom Two

10' 7" x 12' 10" (3.23m x 3.91m)

Another good sized double room.

Bedroom Three

9' 6" x 7' (2.90m x 2.13m)

This bedroom could accommodate a double bed and would make the perfect office space.

Bathroom

9' 11" x 6' 2" (3.02m x 1.88m)

The bathroom features tiled walls and floor. There is a bath with shower over and a vanity unit which houses the sink and W.C.

Garage

18' 10" x 8' 4" (5.74m x 2.54m)

Workshop

9' 5" x 11' (2.87m x 3.35m)

Garden

There is a spacious, well kept, garden to the rear of the property.



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welcome to

Masham Close, Harrogate

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOMS
- GARAGE

Tenure: Freehold EPC Rating: D

guide price

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HRG106596



Property Ref:
HRG106596 - 0010

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.

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