



Peppermint Way, Selby YO8 4QY

Welcome to

Peppermint Way, Selby

A two bedroom semi-detached bungalow with cloakroom and bathroom, a generous sized garden, which is offered with no onward chain.



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.

Entrance Hall

Entrance door to the front, storage cupboard, radiator and wood grain effect flooring.

Inner Hall

Airing cupboard and wood grain effect flooring.

Cloakroom

Low level W/C, wash hand basin, radiator, wood grain effect flooring and window to the front.

Lounge/ Diner

19' 6" x 11' 4" into recess (5.94m x 3.45m into recess)
Fire place, two radiators, wood grain effect flooring and space for dining table.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, space for cooker, sink drainer, space for fridge, boiler, radiator, tiled, wood grain effect flooring, window to the side and door to the side.

Bedroom 1

11' 7" x 9' 11" (3.53m x 3.02m)

Window to the rear, wood grain effect flooring and a radiator.

Bedroom 2

9' 3" x 9' 1" (2.82m x 2.77m)

Two windows to the rear, wood grain effect flooring and radiator.

Bathroom

Bathroom with bath and shower over, low level W/C, wash hand basin, radiator, tiled and window to the side.

Front Garden

Low maintenance front garden.

Rear Garden

Lawned rear garden with shed, outside tap, fence to the side and fence to the rear.



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Peppermint Way, Selby

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Cloakroom and Bathroom

Tenure: Freehold EPC Rating: E

guide price

£130,000

Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01757 210040.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SEL108003 - 0007

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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william h brown



01757 210040



Selby@williamhbrown.co.uk



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



williamhbrown.co.uk