



Almery Terrace, York YO30 7DL

welcome to

Almery Terrace, York

A fabulous three bedroom semi detached family house situated in an elevated position, with a superb south facing garden overlooking the River Ouse. Located 0.3 miles from the Historic bar walls, York city centre is easily accessed from Dame Judi Dench Walk, along side the river.



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

The entry hall with a radiator, the stairs up to the first floor and a window to the side.

Cloakroom

The cloakroom is to the first floor with a w.c and a window to the side.

Dining Room

15' 3" into bay x 11' 6" into recess (4.65m into bay x 3.51m into recess)

The dining room has a bay window to the rear of the home, with carpeted floors and a radiator.

Lounge

14' 6" into bay x 11' 7" into recess (4.42m into bay x 3.53m into recess)

A bay fronted lounge with carpeted floors and views over the River Ouse.

Kitchen

15' x 7' (4.57m x 2.13m)

A fitted kitchen with wall/base units, plumbing for a washing machine, space for a cooker, a pantry cupboard, a door to the side and a window looking over the rear garden.

Landing

A carpeted landing with a window to the side and the loft access.



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.focalagent.com

Bedroom One

14' 10" into bay x 9' 5" to front of wardrobes (4.52m into bay x 2.87m to front of wardrobes)

The first double bedroom has carpeted floors, a radiator, fitted wardrobes and a bay window with views of the River Ouse.

Bedroom Two

14' 11" into bay x 9' 5" to front of wardrobes (4.55m into bay x 2.87m to front of wardrobes)

The second double bedroom has carpeted floors, a bay window to the rear of the home and the Ideal combi boiler.

Bedroom Three

7' 6" x 7' 1" (2.29m x 2.16m)

The third bedroom is a single size, with carpeted floors, a radiator and a window to the front of the home which views of the River Ouse.

Bathroom

The bathroom has a window to the front, a shower over the bath tub, a w.c, a wash hand basin, carpeted floors and a towel radiator.

Exterior

The front of the home has been beautifully landscaped, with access to the tow path alongside the River Ouse. To the rear of the home there is a coal house and driveway able to fit multiple vehicles.



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welcome to

Almery Terrace, York

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A THREE BEDROOM HOME WITH AN ELEVATED VIEW OVER THE RIVER OUSE
- PRIME LOCATION, 0.3 MILES FROM THE BAR WALLS

Tenure: Freehold EPC Rating: D

guide price

£370,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR108648 - 0004

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