



**Islands House Dennison Street, York YO31 8YX**

**welcome to**

**Islands House Dennison Street, York**

A beautifully presented, three bedroom duplex apartment, situated in a highly sought after area, just off Huntington Road. Islands House is ideal to enjoy and explore the many cultural and historic attractions of York city centre, just a short walk to the south.



## 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 to the home has checker board, tiled flooring with a radiator, the stairs up to the first floor and a window to the front of the home.

## Utility Room

A ground floor utility room with tiled flooring and plumbing.

## Shower Room

The shower room has a shower cubicle, a w.c, a wash hand basin, tiled flooring, a radiator and a window to the front.

## Kitchen/ Living Room

16' 7" x 14' 8" ( 5.05m x 4.47m )

To the first floor there is a superb, open plan living room/kitchen with fitted wall/base units, an oven, a cooker hood, a hob, plumbing for a dishwasher, two radiators and space for a dining table. The living area has carpeted floors, two windows to the rear, two windows to the front and a door onto the balcony, which looks over the River Foss.

## Bedroom One

16' 9" x 9' 3" ( 5.11m x 2.82m )

The first double bedroom is a great size, with carpeted floors, a radiator, a window to the rear and a door on to the balcony, which looks over the River Foss.

## Bedroom Two

The second double bedroom has carpeted floors, a radiator, built in storage, a window to the front and a window to the side.

## Bedroom Three

8' 7" x 6' 5" ( 2.62m x 1.96m )

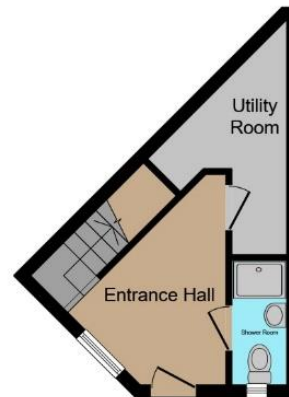
The third bedroom is a single size with a radiator and a window which looks over the River Foss.

## Bathroom

The bathroom is to the first floor, with tiled flooring, a shower over the bath tub, a w.c, a wash hand basin, an extractor fan and a window to the rear.

## Exterior

The property boasts two balconies which have superb views over the River Foss. There is also an allocated parking space.



Ground Floor



First Floor

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](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/YOR108730](http://williamhbrown.co.uk/Property/YOR108730)



welcome to

## Islands House Dennison Street, York

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A SUPERB, THREE BEDROOM, DUPLEX APARTMENT
- HIGHLY SOUGHT AFTER AREA, 0.4 MILES TO THE CITY BAR WALLS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£285,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YOR108730](http://williamhbrown.co.uk/Property/YOR108730)



Property Ref:  
YOR108730 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01904 621138**



[York@williamhbrown.co.uk](mailto:York@williamhbrown.co.uk)



48 Goodramgate, YORK, North Yorkshire, YO1 7LF



[williamhbrown.co.uk](http://williamhbrown.co.uk)