



**Roche Avenue, York YO31 9BA**



**welcome to**

**Roche Avenue, York**

A beautifully presented three bedroom home located down a quiet cul-de-sac in the popular residential area of Huntington, north of the city centre. Roche Avenue is situated under a 30 minute walk from the city centre as well as a short walk to local shops and amenities.



## 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.

## Lounge

15' 6" max x 14' 9" max ( 4.72m max x 4.50m max )  
A spacious lounge with a window to the front of the home, two wall radiators, a ceiling fan, a multi fuel burner within a stone fireplace, a window to the front and under floor heating.

## Kitchen

7' 9" x 18' 1" ( 2.36m x 5.51m )  
A modern kitchen with wall/base units, an integrated microwave, a RangeMaster oven, a RangeMaster cooker hood, plumbing for a washing machine, a Worcester boiler, high quality work tops, spotlighting, a Nest thermostat, a door and a window to the rear of the home.

## Cloakroom

A cloakroom with tiled flooring, a w.c and a wash hand basin.

## Landing And Loft Space

A carpeted landing with a window to the side, a radiator and the loft access. The loft has two skylights, lighting, is part boarded and part insulated, with great potential to fully convert.

## Bedroom One

13' 4" max x 8' 9" max ( 4.06m max x 2.67m max )  
The first double bedroom has laminate flooring throughout, a window to the front and a radiator.

## Bedroom Two

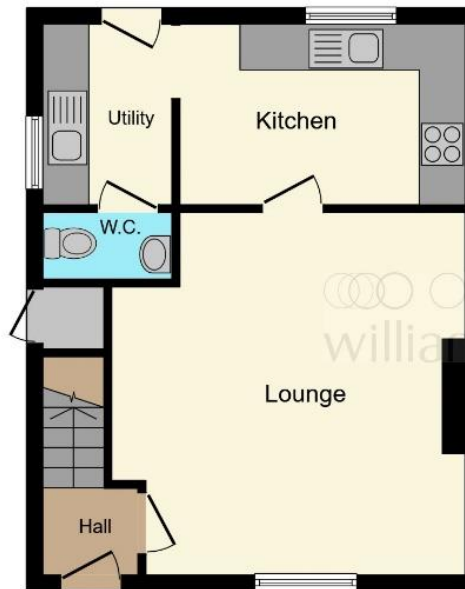
8' 9" x 10' 9" ( 2.67m x 3.28m )  
The second double bedroom has laminate flooring, a radiator and a window to the rear.

## Bedroom Three

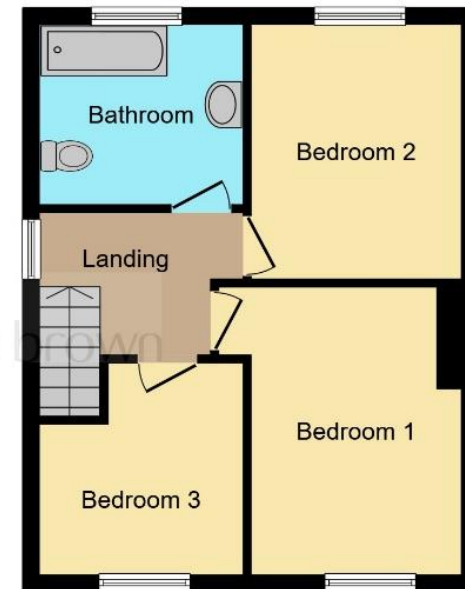
9' 2" max x 8' 6" ( 2.79m max x 2.59m )  
A single bedroom with a radiator, a window to the front of the home and laminate flooring throughout.

## Exterior

The front of the home has a block paved driveway able to fit two vehicles, with fence to the sides. Around to the rear there is a good size, well presented garden which offers two decked seating area, lawn, a brick built BBQ, an Indian sandstone patio and a coal store with power. There is also a Brick outbuilding with electric up+over doors to the front, two windows to the side, a door and window to the rear, power, lighting and external downlights.



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)



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## Roche Avenue, York

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A WELL PRESENTED THREE BEDROOM HOME
- A SUPERB REAR GARDEN WITH MULTIPLE SEATING AREAS

Tenure: Freehold EPC Rating: C

guide price

**£250,000**



Please note the marker reflects the postcode not the actual property

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