



Hawthorn Spinney, York YO31 9JQ

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Hawthorn Spinney, York

A fantastic opportunity to put your own stamp on this two bedroom bungalow, situated within a quiet cul-de-sac in Huntington. The property would benefit from some renovation but offers masses of potential to create a wonderful home.



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 had carpeted floors, a storage heater and the loft hatch access.

Lounge

10' 8" max x 15' 9" + bay (3.25m max x 4.80m + bay)
The lounge has carpeted floors, a bay window to the front of the home, a tv point and an electric storage heater.

Kitchen

8' 9" + bay x 7' 6" max (2.67m + bay x 2.29m max)
The kitchen has wall/base units, carpeted floors, a window to the rear, a door to the side, plumbing for a washing machine, a pantry cupboard and a bay window to the rear.

Bedroom One

9' 6" + recess x 9' 10" To front of wardrobes (2.90m + recess x 3.00m To front of wardrobes)
The first bedroom has carpeted floors, built in wardrobes, a window to the rear and an electric panel heater.

Bedroom Two

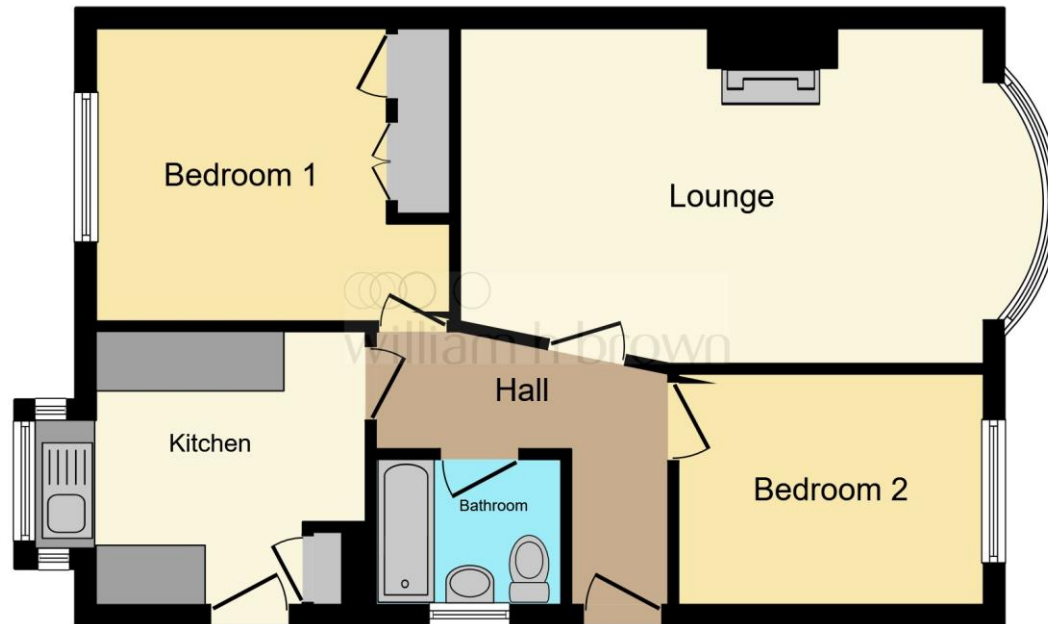
7' 9" x 9' 8" (2.36m x 2.95m)
The second double bedroom has carpeted floors, a window to the front of the home and an electric panel heater.

Bathroom

The bathroom has a bath tub with a window to the side, a wash hand basin, wood floor, tiled walls and an electric panel heater.

Exterior

The front of the home has lawn with fence to the front and a driveway. Around to the rear there is a lawn garden with fence to surround.



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



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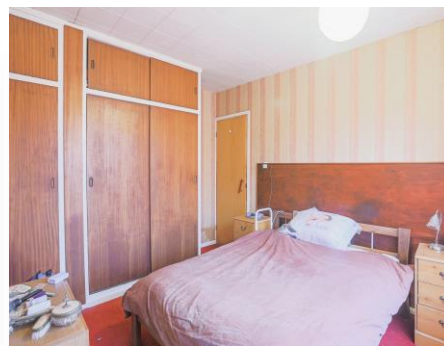
Hawthorn Spinney, York

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A TWO BEDROOM BUNGALOW SITUATED WITHIN A QUIET CUL-DE-SAC
- A HOME WITH MASSES OF POTENTIAL

Tenure: Freehold EPC Rating: E

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR108737 - 0003

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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