



Marygate, York YO30 7BH

welcome to

Marygate, York

A superb, period property situated in the highly sought after location of Marygate, 0.3 miles from the historic Bar Walls of the city centre. This outstanding property is ideally located along side the River Ouse, with views over the river and Museum Gardens.



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 entrance hall to the property has beautiful tiled flooring and the stairs up to the first floor.

Cloakroom

A first floor cloakroom with laminate flooring, a w.c, a wash hand basin and a window to the rear.

Lounge

14' 2" into recess x 12' 7" into recess (4.32m into recess x 3.84m into recess)

A spacious lounge with carpeted floors, a cast iron fireplace, a radiator and a window looking over the front of the home.

Dining Room

12' 6" x 11' 4" + recess (3.81m x 3.45m + recess)

The dining room is open to the lounge and has carpeted floors, a radiator, a window looking over the rear of the property and an understairs storage cupboard.

Kitchen

11' x 8' 5" (3.35m x 2.57m)

A fitted kitchen with wall/base units, a radiator, a cooker hood, a gas hob, an oven, an integrated dishwasher, space for a fridge/freezer and door which leads on to the garden.

Landings

The landing to the first floor has carpeted floors, a radiator, a window to the side and a storage cupboard which holds the boiler. The landing to the second floor has carpeted floors and a skylight.

Bedroom One

15' 6" + recess x 14' into recess (4.72m + recess x 4.27m into recess)

To the first floor, the first double bedroom is a fantastic size with laminate flooring throughout, a cast iron fireplace, storage in the eaves, a radiator and windows to the front of the home which has stunning views over the river and Museum Gardens.

Bedroom Two

15' 6" + recess x 14' (4.72m + recess x 4.27m)

To the second floor there is a second, great size bedroom with laminate flooring throughout, a radiator and two windows to the front of the home, with views of the river and Museum Gardens.

Bedroom Three

13' x 10' 7" into recess (3.96m x 3.23m into recess)

The third double bedroom is to the first floor, with laminate flooring, a radiator, a cast iron fireplace and a window to the rear of the home.

Bedroom Four

13' 1" x 10' 6" into recess (3.99m x 3.20m into recess)

The fourth double bedroom is to the second floor, with laminate flooring, a window to the rear, a radiator and a cast iron fireplace.

Bathroom

The bathroom is to the second floor, which has a shower cubicle, a bath tub, a w.c, a wash hand basin, an extractor fan and two windows to the rear.

Exterior

The front of the property has a walled forecourt with cast iron railings and permit parking. Around to the rear there is an enclosed courtyard with a raised decking, two storage outbuildings and wall to the side.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online williamhbrown.co.uk/Property/YOR108877



welcome to

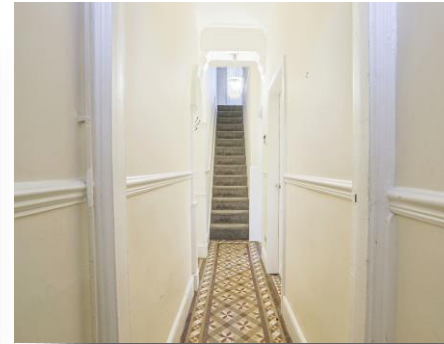
Marygate, York

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- AN OUTSTANDING PERIOD PROPERTY
- FOUR DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: E

guide price

£600,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YOR108877



Property Ref:
YOR108877 - 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



48 Goodramgate, YORK, North Yorkshire, YO1 7LF



williamhbrown.co.uk