



**St. Swithins Walk, York YO26 4UF**



**welcome to**

**St. Swithins Walk, York**

A well presented and substantial three bedroom, detached bungalow set in a sought after location, ideally situated for those wanting to within close proximity to the historic city centre, with a pleasant 1 mile walk to York Train Station and 1.1 mile walk to Micklegate Bar Wall.



## 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 Porch

A tiled entrance hall with the entry door to the side which has original ornate stained glass.

### Entrance Hall

A carpeted entrance hall with a storage cupboard, a radiator and the loft access.

### Lounge

14' 6" + bay x 11' 11" into recess ( 4.42m + bay x 3.63m into recess )

A bay fronted lounge with carpeted floors, a radiator, a fireplace and a window to the side.

### Dining Room

12' 7" x 8' 10" ( 3.84m x 2.69m )

The dining room is open to the lounge, with carpeted floors, a radiator, a window to the side, a window to the front and sliding doors in to the kitchen.

### Kitchen

9' 9" x 8' 10" ( 2.97m x 2.69m )

A fitted kitchen with wall/base units, a gas hob, an oven, space for a fridge, a Valiant boiler, plumbing for a washing machine, a window and a door to the side.

### Bedroom One

11' 11" x 11' 1" ( 3.63m x 3.38m )

The first double bedroom has carpeted floors, a radiator and a window to the side of the home.

### Bedroom Two

11' 4" x 11' ( 3.45m x 3.35m )

The second double bedroom has carpeted floors, a radiator and a window to the rear.

### Bedroom Three

11' 1" x 9' ( 3.38m x 2.74m )

The third double bedroom has carpeted floors, a radiator and a window to the rear. This room is currently used as a study.

### W.C

A cloakroom with w.c, carpeted floors and a window to the side.

### Bathroom

The house bathroom has a w.c, a wash hand basin, a radiator, a shower over the bath tub and a window to the side.

### Loft Space

The loft space is a fantastic size and is part boarded with power and lighting.

### Exterior

The front of the home has a low maintenance, wall garden with a driveway to the side that leads to the detached garage. Around to the rear of the home there is an easy to maintain and well presented patio garden, with a greenhouse, power sockets and fence to surround.



Floor Plan

Garage

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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## St. Swithins Walk, York

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A WELL PRESENTED AND SPACIOUS, DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D

guide price

**£375,000**



Please note the marker reflects the postcode not the actual property

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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.



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