




william
h brown
for sale
York
01904 621138
williamhbrown.co.uk

Grange Garth, York YO10 4BS


william
h brown

welcome to

Grange Garth, York

Located in one of York's most sought after locations, offering peaceful riverside walks to the city centre and beyond, is this traditional, 1930's semi detached home. The property is located in an ideal family environment, tucked just off Fishergate in an exclusive horseshoe, offering real charm.



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 carpeted entrance hall with a radiator, a window to the side and a door to the front.

Lounge

11' 1" max x 13' 10" max (3.38m max x 4.22m max)
A carpeted lounge with a window to the front, a window to the side, a radiator, a feature fireplace surround and carpeted floors.

Dining Room

10' 10" x 12' 6" (3.30m x 3.81m)
A carpeted dining room with French doors that lead out to the rear garden.

Kitchen

8' x 14' 8" (2.44m x 4.47m)
A fitted kitchen with vinyl flooring, an understairs storage cupboard, wall/base units, a Valiant boiler, a window to the rear and a door to the side.

Landing

A carpeted landing with the loft access and a window to the side.

Bedroom One

13' 9" max x 9' 8" max (4.19m max x 2.95m max)
The first double bedroom has carpeted floors, a window to the front, a window to the side, a radiator, built in wardrobes and a storage cupboard.

Bedroom Two

12' 6" max x 10' 8" max (3.81m max x 3.25m max)
The second double bedroom has laminate flooring, storage shelves and a radiator.

Bedroom Three

7' 2" x 9' 2" (2.18m x 2.79m)
The third bedroom is a single with carpeted floors, a radiator, a storage cupboard, built in wardrobes and a radiator.

Bathroom

The house bathroom has a shower over the bath tub, a wash hand basin, a radiator, a window to the front, vinyl flooring, a radiator and a separate W.C.

Exterior

The front of the home has lawn, a gated driveway, a stone wall to surround and an arch brick porch. Around to the rear there is a patio garden with fence to the side and a brick wall to the rear of the patio.

Outbuilding

10' 2" x 13' 9" (3.10m x 4.19m)
A versatile outbuilding with a window to the side and a stable door.



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



view this property online williamhbrown.co.uk/Property/YOR108798



welcome to

Grange Garth, York

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A TRADITIONAL 1930'S SEMI DETACHED HOME
- THREE GOOD SIZE BEDROOMS

Tenure: Freehold EPC Rating: D

guide price

£360,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YOR108798](https://www.williamhbrown.co.uk/Property/YOR108798)



Property Ref:
YOR108798 - 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