



Cranfield Place, YORK YO24 3HY

Welcome to

Cranfield Place, YORK

A fabulous three bed, semi detached home situated between Acomb and Dringhouses, with easy access into the City Centre and close to local amenities as well as being within catchment to local schools. An early viewing is highly recommended so as not to miss out on this perfect first time buyer home!



Entrance Hall

The entrance hall has laminate flooring, a window to the side and a radiator.

Lounge

12' 5" x 15' 3" (3.78m x 4.65m)

The lounge has laminate flooring throughout with a tv point, a radiator and a window to the front.

Kitchen

15' 8" max x 8' 1" max (4.78m max x 2.46m max)

A dining kitchen with laminate flooring, fitted wall/base units, a window to the rear, a window to the rear, French doors to the rear garden, an integrated hob/oven, a fridge/freezer and dishwasher and one radiator.

Landing

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

Bedroom One

14' x 9' 5" (4.27m x 2.87m)

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

Bedroom Two

9' 7" x 7' 7" to front of units + recess (2.92m x 2.31m to front of units + recess)

The second bedroom has carpeted floors, a window to the rear of the home, a radiator and a tv point.

Bedroom Three

6' 2" x 8' 2" (1.88m x 2.49m)

The third bedroom has carpeted floors, a radiator, a window to the front and a tv point.

Shower Room

The shower room has a walk in shower, a w.c, a wash hand basin, a radiator, a window to the rear and tiled walls.

Exterior

The front of the home has a driveway leading to a wooden garage and hedge to surround a patio area. Around to the rear there is a garden with astro turf, decking and a storage shed.

Loft Space

The loft is part boarded and has a desk, filing cabinet and electric with a pull down ladder attached.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.



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Welcome to

Cranfield Place, YORK

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A FANTASTIC THREE BEDROOM HOME
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: Awaiting

guide price

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR109112 - 0003

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