



**Oakville Court Huntington Road, York YO31 8RQ**

**welcome to**

**Oakville Court Huntington Road, York**

A well presented, one bedroom apartment located just off Huntington Road, 0.7 miles or a 15 minute walk from York city centre. This is a fantastic investment opportunity or for those looking to get on the property ladder.



### 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.

### Entrance Hall

The entry hall to the home has laminate flooring with a window to the side, a radiator and a storage cupboard which holds the boiler.

### Lounge

12' 9" into recess x 12' into recess ( 3.89m into recess x 3.66m into recess )

A carpeted lounge with a Juliet balcony, a tv point and a radiator.

### Kitchen

7' 11" max x 7' 6" ( 2.41m max x 2.29m )

The kitchen is open to the lounge with fitted wall/base units, an integrated fridge, an integrated washing machine, an oven, a gas hob and a window to the side.

### Bedroom One

9' 8" to front of wardrobes x 8' 2" ( 2.95m to front of wardrobes x 2.49m )

The first double bedroom has carpeted floors, fitted wardrobes and a window to the side.

### Bathroom

The bathroom has a shower over the bath tub, a w.c, a wash hand basin and an extractor fan.

### Exterior

The property benefits from off street parking.



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.



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## **Oakville Court Huntington Road, York**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ONE BEDROOM APARTMENT
- 0.7 MILES/ 15 MINUTE WALK FROM THE CITY CENTRE

Tenure: Freehold EPC Rating: C

guide price

**£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YOR109195 - 0004

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