



Somerset Road, York YO31 8SE

welcome to

Somerset Road, York

Located in a highly desirable area of York, this three-bedroom 1930s semi-detached home presents a fantastic opportunity for those seeking to put their own stamp on a property. The property is conveniently offered with no onwads chain.



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

A carpeted entrance hall with a window to the side, an understairs storage cupboard, a radiator and the stairs up to the first floor.

Cloakroom

A ground floor cloakroom with a w.c, a wash hand basin and a window to the side.

Lounge

13' 11" into bay x 9' 10" into recess (4.24m into bay x 3.00m into recess)

The lounge has carpeted floors, a radiator, a window to the front of the home, an electric fire and sliding doors leading to the secondary reception room.

Secondary Reception

12' 8" into recess x 12' 3" into bay (3.86m into recess x 3.73m into bay)

The secondary reception room has carpeted floors, a window to the rear, a radiator, a gas fire and an understairs cupboard which holds the boiler.

Kitchen

7' 10" x 4' 10" (2.39m x 1.47m)

A fitted kitchen with wall/base units, plumbing for a washing machine, space for an oven, space for a fridge, a door to the side and a window to the rear of the home.

Landing

A carpeted landing with a window to the side.

Bedroom One

12' x 9' 10" into recess (3.66m x 3.00m into recess)

The first double bedroom has carpeted floors, a radiator, built in storage and a window to the front of the home.

Bedroom Two

9' 10" x 8' 9" + recess (3.00m x 2.67m + recess)

The second double bedroom has carpeted floors, a radiator, built in storage and a window to the rear of the home.

Bedroom Three

6' 9" x 5' 5" (2.06m x 1.65m)

The third bedroom is a single size with a radiator and a window to the rear.

Bathroom

The bathroom has a w.c, a wash hand basin, a radiator and loft access.

Exterior

The front of the home has a lawned garden and a driveway with hedge to surround. Around to the rear there is a lawned garden with hedge to the sides and wall to the rear.



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.localagent.com



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welcome to

Somerset Road, York

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

Tenure: Freehold EPC Rating: Awaited

guide price

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR109313 - 0003

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