



1 Rylatt Place
York, YO26 5DD
Guide Price £205,000

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NO FORWARD CHAIN! A three storey, three bedroom mid town house located on this quiet cul-de-sac just off Ridgeway, close to Acomb Front Street and with easy access to the outer ring road and served by many local shops, schools and amenities. Recently upgraded throughout, benefits include newly fitted carpets, uPVC double glazing and gas central heating. It fully comprises entrance hallway, 18' sitting/dining room, conservatory, fitted kitchen, first floor landing, two double bedroom, recently fitted three piece bathroom suite and a second floor third bedroom. To the outside is a paved front driveway providing off street parking and with the potential for electric car charging whilst to the rear is a lawned garden with a freestanding garden store. An internal viewing is highly recommended. This property is for sale by Modern Method of Auction powered by iamsold LTD, please refer to the Auction Notes.

Entrance Hall

Entrance door, window to front, column radiator, carpeted stairs to first floor. Tiled flooring. Doors to;

Sitting/Dining Room

uPVC double glazed window to front, radiators, TV point, power points. Carpet. French doors to;

Conservatory

uPVC double glazing, French doors onto garden, radiator, power points. Vinyl flooring.

Kitchen

uPVC double glazed window to rear, fitted wall and base units with counter tops, inset 1 and a 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for appliances, wall mounted gas combination boiler, power points. Tiled flooring.

First Floor Landing

uPVC double glazed window to front, stairs to second floor. Carpet. Doors to;

Bedroom 1

uPVC double glazed window to rear, radiator, power points. Carpet.

Bedroom 2

Two uPVC double glazed windows to front, radiator, power points. Carpet.

Bathroom

Opaque uPVC double glazed window to rear, P-shaped bath with shower over, pedestal wash hand basin, low level WC, radiator. Laminate flooring.

Second Floor





Bedroom 3

Two velux's to rear, radiator, power points. Carpet.

Outside

Front paved driveway providing ample off street parking, timber fence and lawn area. Rear garden laid to lawn with timber fence boundary, large garden store, power points and outside tap.

Auction Notes

Auctioneer Comments - This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

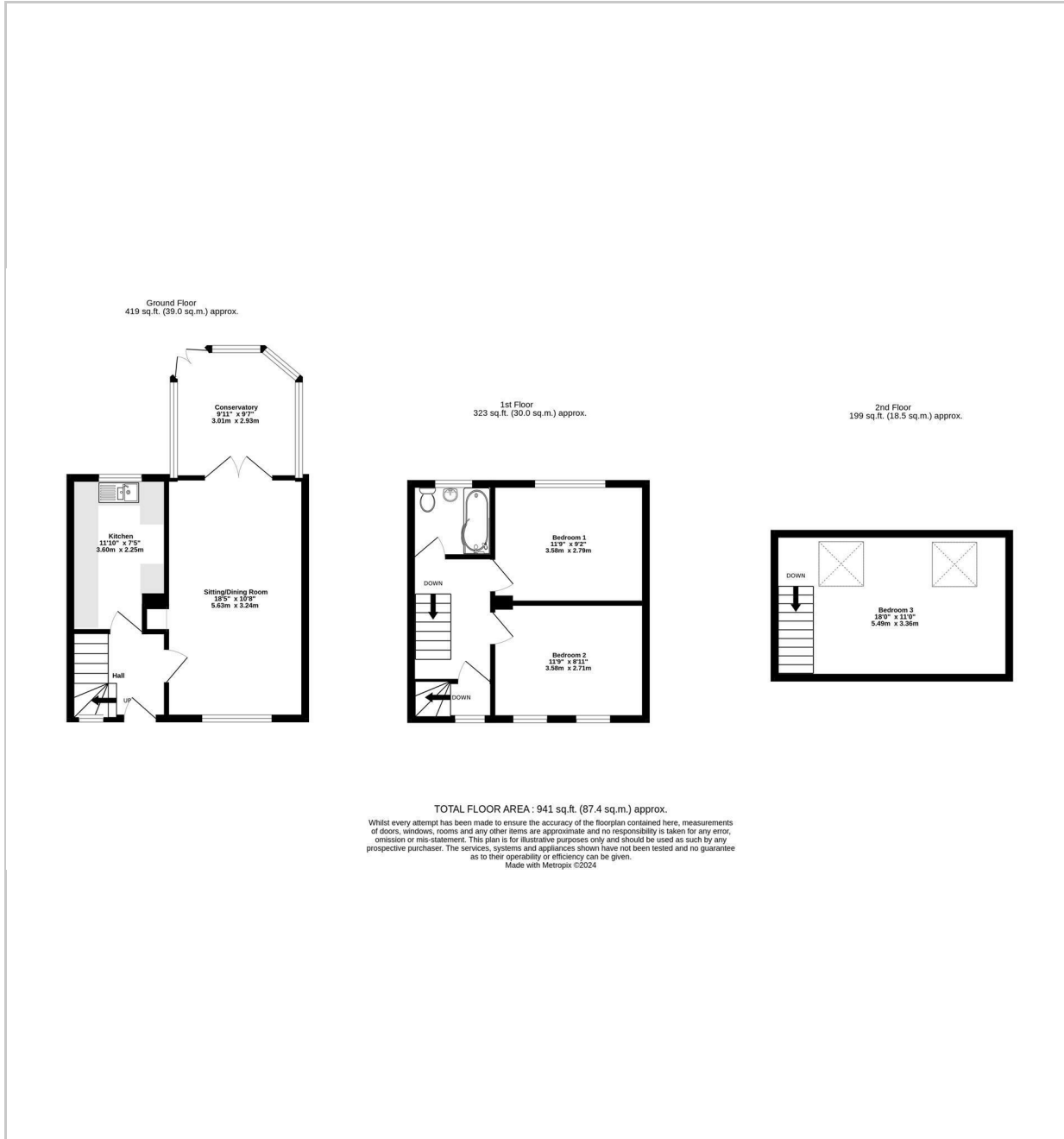
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

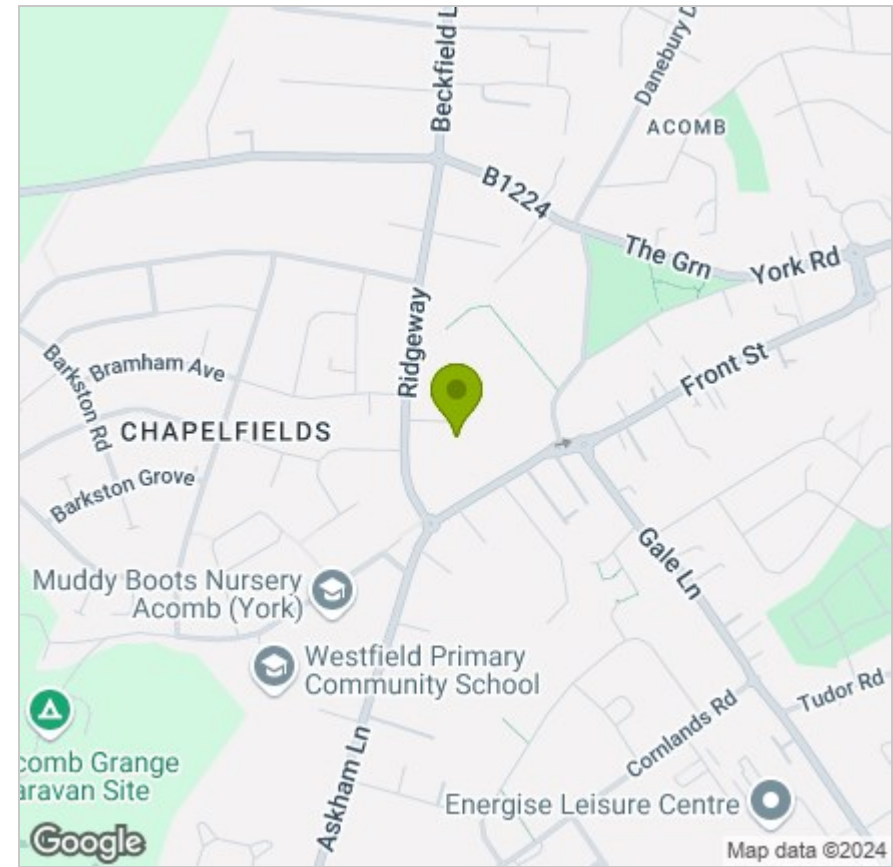
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.