

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

33 Almsford Drive

York, YO26 5NR

By Auction £325,000

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A LARGE TRADITIONAL STYLE DETACHED BUNGALOW SET ON A CORNER PLOT WITHIN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR LOCAL AMENITIES AND EASY ACCESS IN TO THE CITY CENTRE. The property has been extended to provide extremely spacious living accommodation comprising hallway, large living room with french doors to garden, separate dining room, breakfast kitchen, 2 bedrooms and bathroom/w.c., To the first floor is a studio room ideal as office/hobby room. Front garden with driveway to a detached brick garage. Good sized gardens to front, sides and rear.

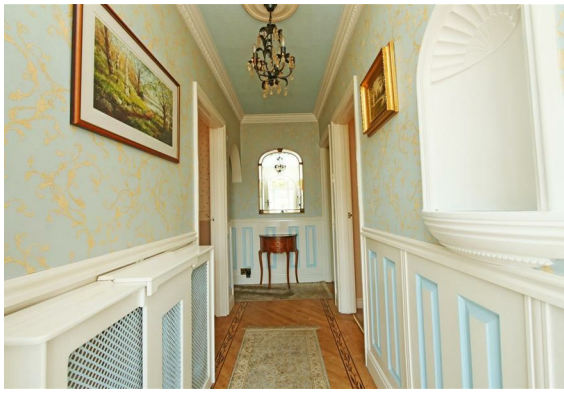
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Hallway
Entrance door, ceiling cornicing, dado rail. half panelled walls. Doors leading to

Dining Room
12'10 x 10'9 (3.91m x 3.28m)
Bay window to front, natural brick fireplace. Openings to







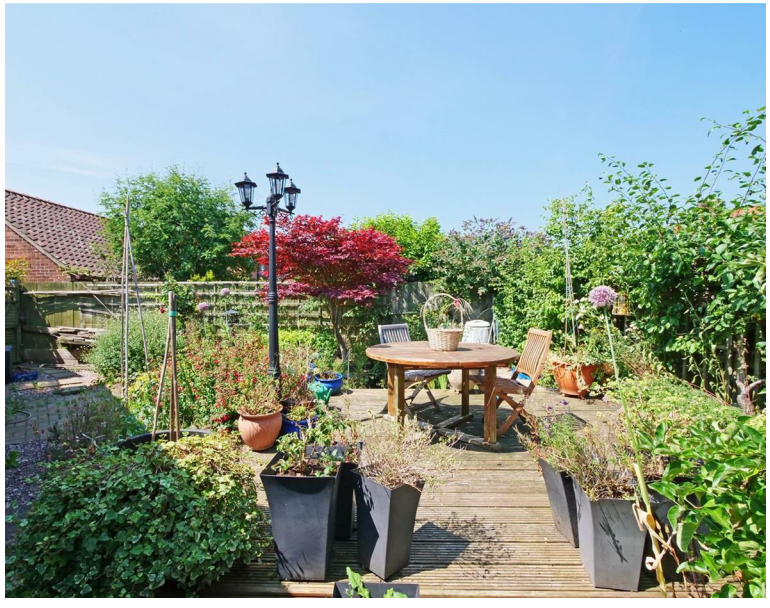












Lounge
19'10 x 18'3 (6.05m x 5.56m)
Fabulous large living room with bow window to front, staircase leading to studio and french doors to rear garden

Kitchen
10'9 x 9'4 (3.28m x 2.84m)
Window to rear, fitted base and wall units, work surfaces, recessed fire breast with range style stove. Door to garden

Bedroom 1
12'10 x 9'6 (3.91m x 2.90m)
Window to front, built in wardrobes

Bedroom 2
9'4 x 7'7 (2.84m x 2.31m)
Window to rear, built in wardrobes

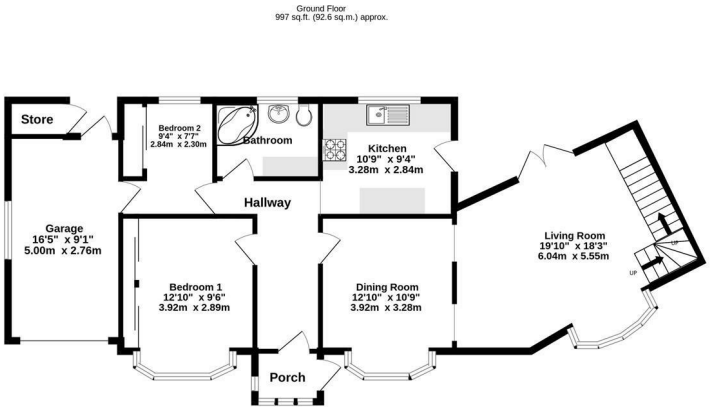
Bathroom
Suite in white with panelled bath, wash hand basin and w.c., window to rear

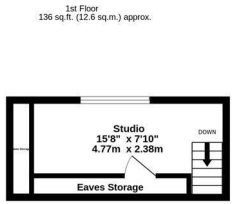
First Floor Studio
15'8 x 7'10 (4.78m x 2.39m)
A good additional space. Although not to building regulations with slightly lower height the room is ideal as a home office, studio or occasional sleeping space.

Outside
Large front garden area with flower borders, circular driveway, providing ample off-street parking and leads to a detached garage. Private rear garden low maintenance with patio areas, flower borders and garden pond.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

FLOOR PLAN





TOTAL FLOOR AREA : 1132 sq.ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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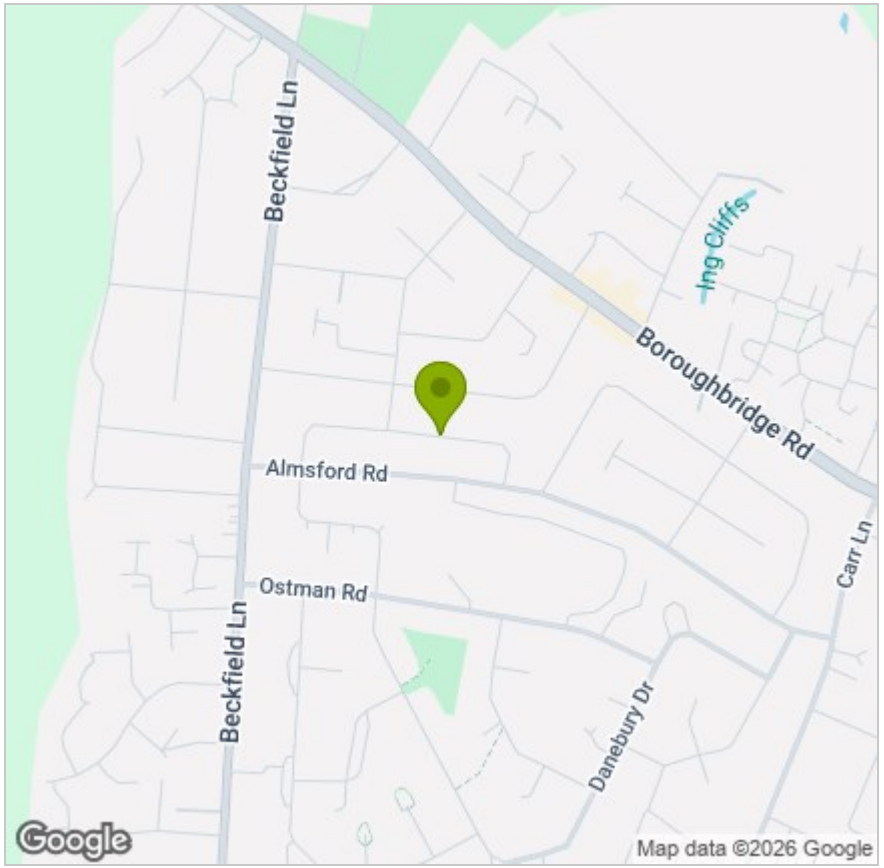
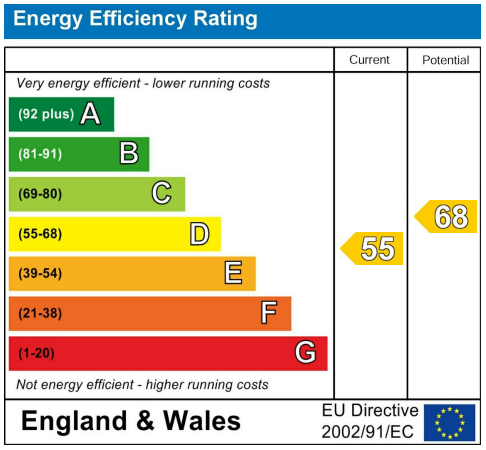
LOCATION



EPC



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