



9 Melton Avenue
York, YO30 5QQ
By Auction £195,000

**NO ONWARD CHAIN - EXCELLENT POTENTIAL -
POPULAR RESIDENTIAL LOCATION**

A terrific opportunity to personalise this two bedroom semi-detached bungalow with workshop and garden room, located within this highly sought after area, convenient for York city centre, Clifton Moor retail park and the outer ring road. The property is in need of upgrading in some areas, however it does offer uPVC double glazing and central heating throughout as well as a sufficiently sized rear garden with space to extend further. The bright and airy living accommodation comprises; entrance hallway, lounge/dining room with bay window, breakfast kitchen, two double bedrooms and three piece bathroom suite. To the outside is a front driveway providing ample off street parking and the potential for electric car charging, rear lawn and patio garden with mature flower borders, garden room/workshop with power and lighting. An accompanied viewing is highly recommended. Please contact Churchills Estate Agents today!

Modern Method of Auction

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.

Entrance Hallway

Lounge
10'8 x 17' (3.25m x 5.18m)

Kitchen
9'4 x 12' (2.84m x 3.66m)





Bedroom 1
10' x 12'6 (3.05m x 3.81m)

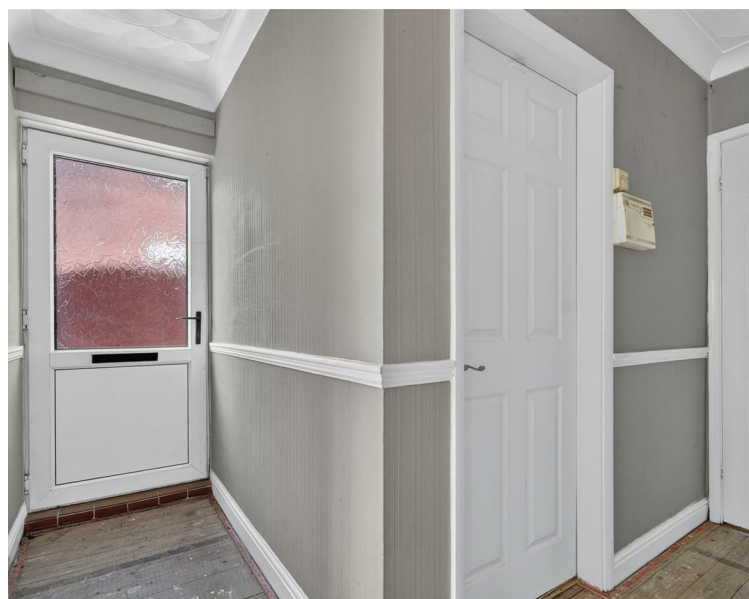
Bedroom 2
8'6 x 10'7 (2.59m x 3.23m)

Bathroom
5'9 x 6'9 (1.75m x 2.06m)

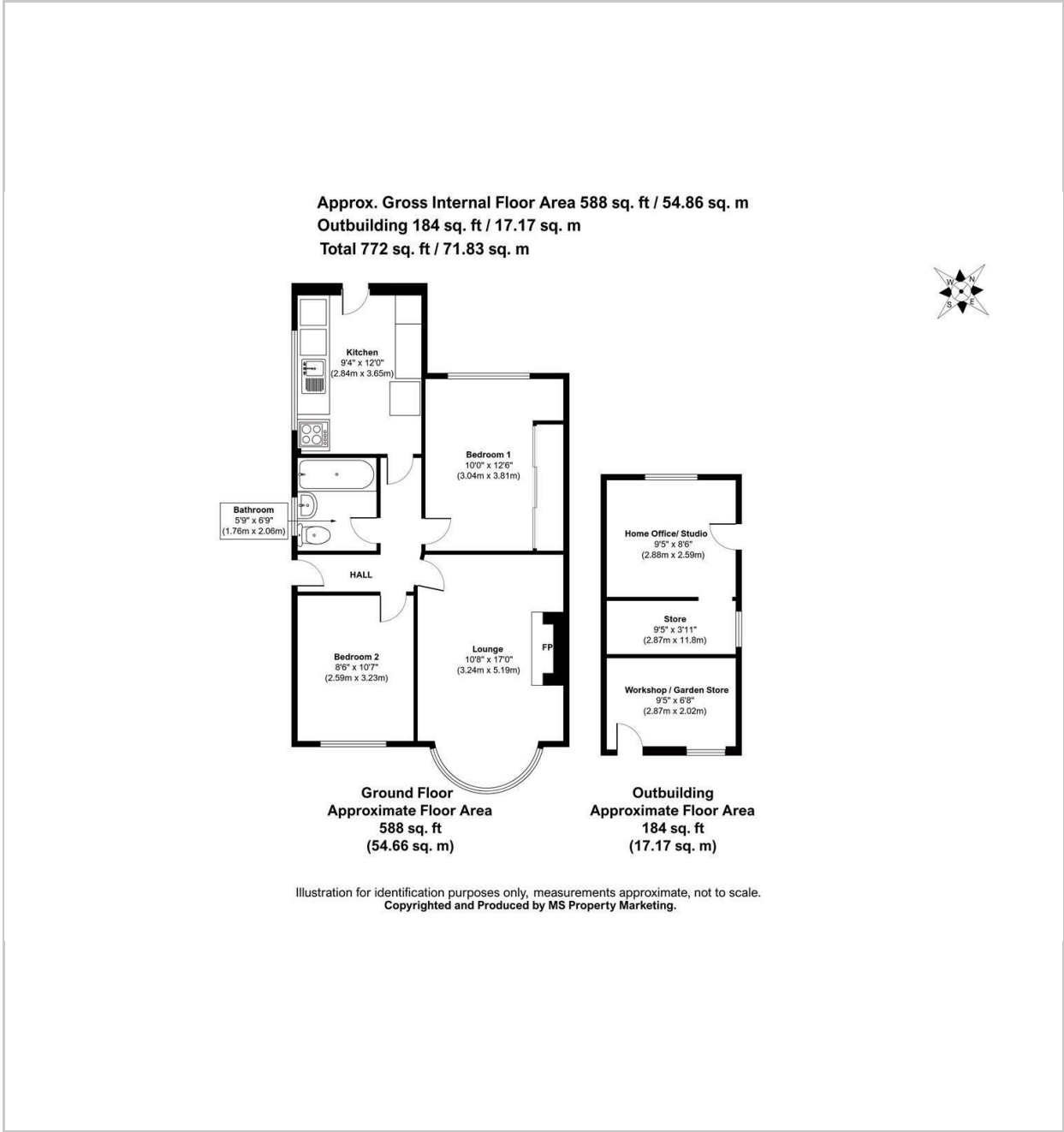
To the outside
Outbuilding which includes Home Office/Studio, Store (9'5 x 3'11) and Workshop/Garden Store (9'5 x 6'8)

Home Office/Studio
9'5 x 8'6 (2.87m x 2.59m)

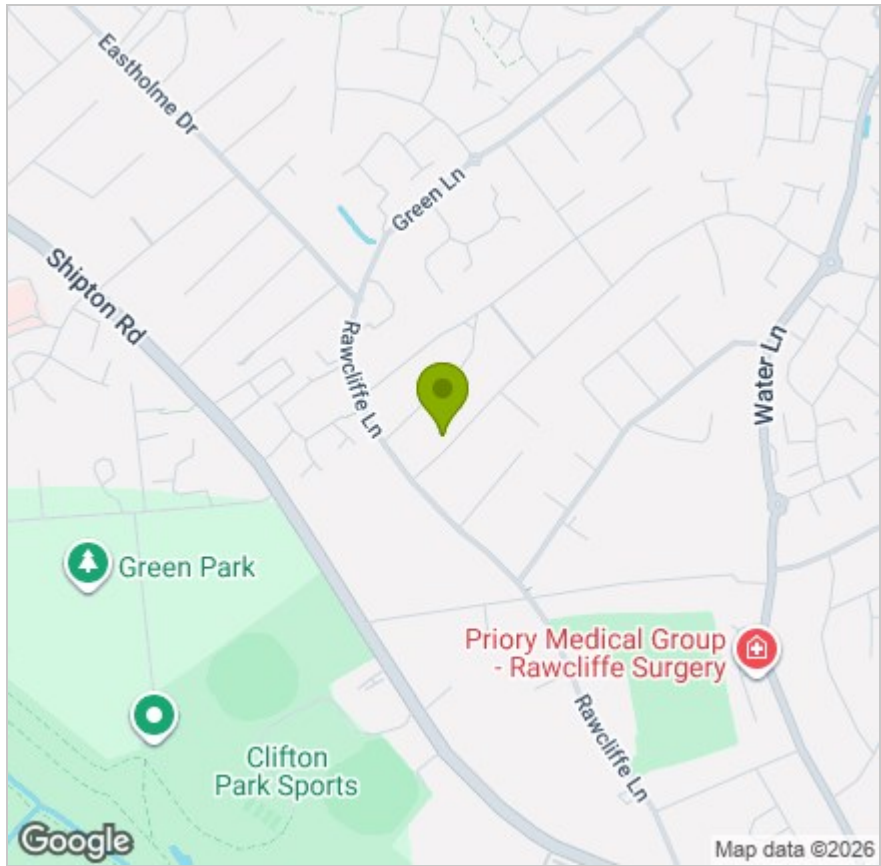
Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask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



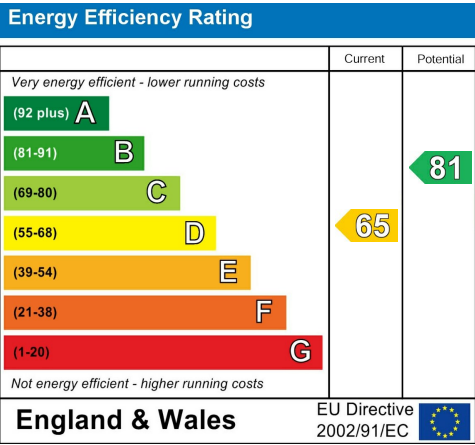
FLOOR PLAN



LOCATION



EPC



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