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**LINLEY &
SIMPSON**



CURLEW HOUSE, ELVINGTON TERRACE, YORK, YO10 3DG

*****FOR SALE BY MODERN METHOD OF AUCTION STARTING BID £140,000 PLUS RESERVATION FEE*****
Priced to sell we are delighted to offer this well presented two bedroom second floor apartment set close to local amenities and the historic city walls of Walmgate.

Guide Price £140,000



www.linleyandsimpson.co.uk

The property offers fantastic living accommodation comprising: Communal entrance hallway with intercom to the top floor apartment. The apartment has its own entrance hallway with built in storage cupboard and storage heater, the open plan kitchen/living area has a range of wall and base units with integral washing machine, dishwasher, fridge/freezer and electric cooker point and oven. The open plan kitchen leads to the living room area with TV point, telephone point and double glazed window over looking the communal garden area. The two double bedrooms both have built in wardrobes and storage heaters, the family bathroom comprises of low flush wc, pedestal wash hand basin and panelled bath with shower above, towel rail and tiles walls. To the exterior of the property there is communal gardens and allocated parking space. Viewing highly recommended.

GROUND FLOOR

COMMUNAL ENTRANCE

With intercom to the top floor apartment.

TOP FLOOR

ENTRANCE HALLWAY

With recess to all areas and built-in airing cupboard.

OPEN PLAN KITCHEN/DINER/LOUNGE 11'0" x 22'10" (3.36m x 6.96m)

KITCHEN AREA

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl sink unit, built-in electric oven with hob and extractor hood. Space for dishwasher, space for washing machine, space for fridge freezer and storage heater.

LOUNGE AREA

Double glazed window to rear, TV & telephone points, storage heater.

BEDROOM ONE 10'0" x 12'6" (3.06m x 3.82m)

Double glazed doors leading to 'Juliet' balcony, fitted wardrobes and storage heater.

BEDROOM TWO 10'0" x 9'0" (3.05m x 2.74m)

Double glazed window to rear, fitted wardrobes and storage heater.

BATHROOM

Fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. tiled walls, towel rail and extractor fan.

OUTSIDE

The property has the benefit of one allocated parking space.

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the West Yorkshire Property Auction powered by iam-sold Ltd





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C	77	79	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

AGENTS NOTE: We are advised the property is leasehold and are awaiting confirmation as to the length of lease, ground rent and service charge.

AGENTS NOTES:

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