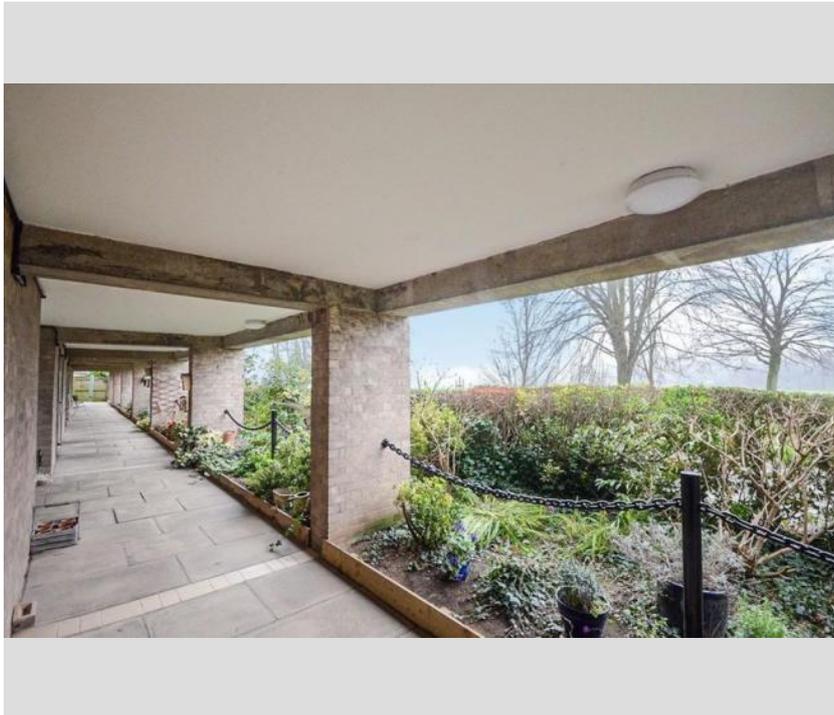


16 Monkstray House, Stockton Lane, York Starting Bid: £180,000.00



DUPLEX APARTMENT - LOCATED JUST OFF STOCKTON LANE - TWO BEDROOMS - VIEWS OVERLOOKING THE STRAY - OFFERED WITH NO ONWARD CHAIN - VIEWING STRONGLY RECOMMENDED.

A rare and exciting opportunity to acquire a surprisingly spacious two bedroom maisonette situated within this most sought after of residential location and boasting stunning views across the Stray and the city skyline, including Minster glimpses, in the distance. No Chain.

Auctioneer's 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, IAM Sold.

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.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 IAM Sold 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 £220.00 including VAT towards the preparation cost of the pack, where it has been provided by IAM Sold.

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

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

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.

Rooms

first floor

Sitting Room 11' 3" x 15' 11" (3.42m x 4.86m)

Dual aspect window. Storage heaters. stunning views over looking the stray.

Kitchen 6' 11" x 5' 10" (2.12m x 1.78m)

Appointed range of basic wall and base and wall units with work surfaces incorporating a sink unit and drainer. Appliance space.

Cloakroom / WC

Low level w/c and wash hand basin.

Bedroom 2 9' 3" x 16' 0" (2.82m x 4.88m)

Built in wardrobe. Dual aspect window. Storage heater.

Bedroom 1 18' 2" x 9' 8" (5.55m x 2.94m)

Double glazed window with views towards York Minster.

Bathroom 5' 11" x 5' 11" (1.79m x 1.79m)

Fitted with a three piece suite comprising: panelled bath with shower over, wash hand basin and low level w/c. Frosted window.

Externally

The property offers a carport; storage shed, offering storage for bicycles etc. There is power; light to the shed. There is visitor parking with a communal colonnade to the front of the property. It fronts onto Monk Avenue which offers no

access. There is a driveway off Stockton Lane. Stockton Lane is very well regarded within York with regular bus service including the coast liner service.