
BALK AVENUE
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Balk Avenue, Helperby, York

By Auction £150,000

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £150,000 * BIDDING CLOSES (TBC)* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS
This three bedroom end terraced property in need of some modernisation has the scope for someone to put their stamp on it. Offered with NO ONWARD CHAIN it comprises: hallway, lounge, dining kitchen and to the first floor are three bedrooms and a bathroom. There are good sized gardens to three sides and parking is on street although there is space to create a driveway if you wish to. The property also benefits from oil fired central heating and extensive double glazing. EPC rating E and Council Tax Band B. Apply Easingwold Office on 01347 823535.

HALLWAY
Accessed via part glazed Upvc front door, window to side aspect, stairs to first floor, radiator, understairs storage cupboard

LOUNGE
Windows x 2 to front aspect, window to side aspect, radiator x 2, tiled fireplace with open fire

DINING KITCHEN
Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer stainless steel sink unit, electric cooker point, walk in pantry, space for undercounter fridge, window to rear aspect, part glazed door to rear garden

FIRST FLOOR LANDING
Window to side aspect, loft access point, radiator

BEDROOM ONE
Feature fireplace, window to rear aspect, radiator

BEDROOM TWO
Window to front aspect, radiator

BEDROOM THREE
Window to front aspect, radiator

BATHROOM
Panelled bath with wall mounted electric shower over, low flush wc, vanity unit with inset wash basin, radiator, opaque window

OUTSIDE
To the front of the property is a lawned area with flower bed. To the side of the property there is a strip of lawn and a good sized border of bushes and plants. The rear garden is of a good size and is laid mainly to lawn with borders of trees and shrubs.

OUTBUILDINGS
The brick outbuilding is split into two. One has a window, power and light and plumbing for a washing machine. The other is used for storage.

PARKING
Parking is on street

ANTI MONEY LAUNDERING REGULATIONS
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.































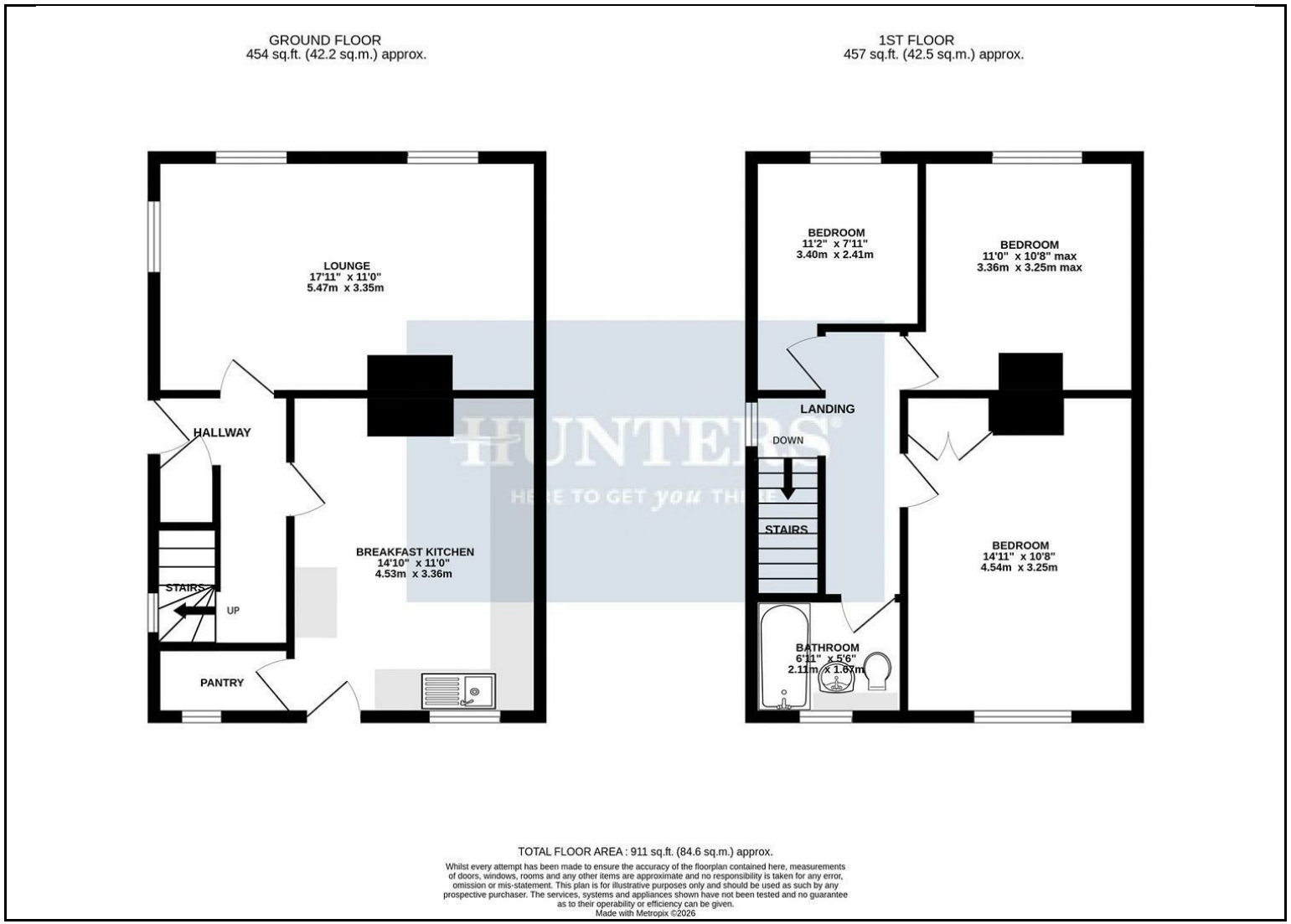






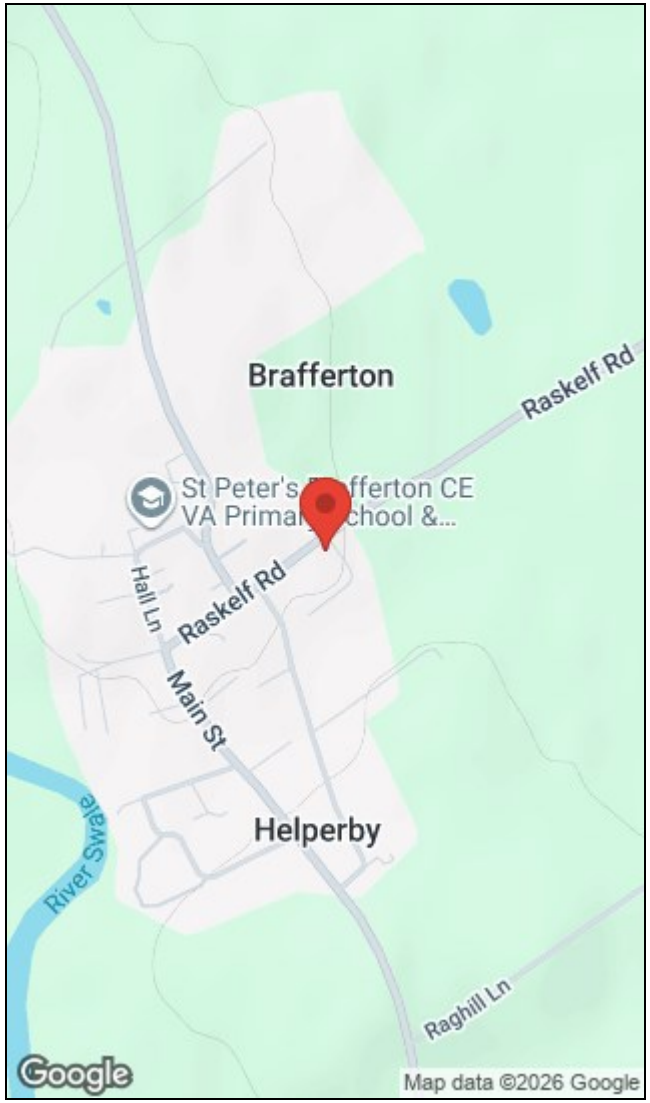


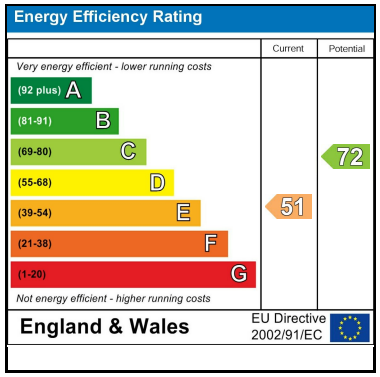




TOTAL FLOOR AREA : 911 sq.ft. (84.6 sq.m.) approx.

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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