



2 Park View | Burythorpe, Malton

FOR SALE BY AUCTION.

Three bedroom semi-detached property in need of modernisation, set on a good size plot in a rural village location with views to the rear.

Various bidding options available: online, telephone, by proxy, or in person at the Grand Connaught Rooms, Great Queen Street, 61 - 65 Covent Garden, London, WC2B 5DA, on 18th October 2023. 9.30am start. Contact the auctioneers to register your interest.



Guide Price £160,000

BoultonCooper

BC
Est. 1804

2 Park View | Burythorpe, Malton



DESCRIPTION

A three bedroom semi-detached property located in the rural village of Burythorpe close to Malton. The property requires refurbishment throughout and is set on a good sized plot overlooking countryside to the rear, offering scope to extend and make provision for off road parking (subject to any necessary permissions being granted). The property is also being sold with a shared right of access to the rear, please refer to the legal pack for further information. The property has upvc double glazing and is set in a small rural village which has a public house and village hall and is surrounded by open countryside. The property is semi-detached but is attached to next door via the single storey outhouse housing the fuel store and separate wc and there is no gas connected to the property.

ACCOMMODATION

Ground Floor: entrance hall, lounge, dining room, kitchen, coal store and wc.

First Floor: landing, three bedrooms, bathroom and wc.

External: Gardens to the front and rear.

TENURE

Freehold.

COUNCIL TAX BAND

We are verbally informed the property lies in band B. Prospective tenants are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band E.

VIEWING

Open viewing appointments are the only viewing arrangements at the property. The viewing dates and times are as follows:

Wednesday 13th September 12 noon - 12.30pm
Wednesday 11th October 12 noon - 12.30pm

CONTRACT DOCUMENTATION FEE

For each Lot, a contract documentation fee of £1500 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

GUIDE PRICE

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

PLEASE NOTE: NO OFFERS WILL BE ACCEPTED PRIOR TO AUCTION.

AUCTIONEERS

William H Brown



RESERVE PRICE

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property. When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

REGISTRATION

Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.

LEGAL PACK

PLEASE CONTACT THE AUCTIONEERS AT LeedsAuctions@williamhbrown.co.uk TO REQUEST A COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE CAN EMAIL IT OVER TO YOU

HEALTH & SAFETY

Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



2 Park View | Burythorpe, Malton



VIEWING

Strictly by appointment with the agents.

COUNCIL TAX BAND

B

ENERGY PERFORMANCE RATING

E

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk

| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 74 |
| (81-91) | B | |
| (65-80) | C | |
| (55-64) | D | 44 |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

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