



4 Beech View | Great Habton, Malton

AUCTION SALE 19 October 2022 - A three bedroom property in a rural location, in need of refurbishment throughout.

FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA



Guide Price £170,000

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DESCRIPTION

A three bedroom semi detached property located in the rural village of Great Habton between Pickering & Malton. The property requires refurbishment throughout and is set on a good sized plot offering scope to extend and make provision for off road parking (subject to any necessary permissions being granted) The property has uPVC double glazing and is set in the centre of this small rural village which has a public house and village hall.

ACCOMMODATION

On the ground floor: entrance hall, lounge, dining kitchen, separate washroom, store & wc.

To the first floor: landing, three bedrooms, bathroom and wc.

Externally: gardens to the front and rear.

TENURE

We understand to be freehold.

COUNCIL TAX BAND

We are verbally informed the property lies in Band B. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

Assessed in Band E.

VIEWINGS

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

Wednesday 28th September 12 noon - 12.30pm

Monday 17th October 12 noon - 12.30pm

DIRECTIONS

From our Malton office, join the B1257 Malton Road and pass through Broughton and Swinton. On arriving in Amotherby, turn right on to Amotherby Lane and pass through Newsham Bridge before turning right on to Habton Lane, signposted for Great Habton. Continue into the village and no.4 can be found on your right hand side as the road bends to the left, clearly identified by both our BoultonCooper 'For Sale' board and WH Brown 'For Sale'. Postcode: YO17 6TX.

GUIDE PRICE

£170,000. 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.

CONTRACT DOCUMENTATION FEE

For each Lot, a contract documentation fee of £1,250 (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.



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 is available at.

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.

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.

LEGAL PACK

To request a copy of the legal pack, please email: LeedsAuctions@williamhbrown.co.uk and copy will be sent to you once it is prepared.

Please note this property will not be sold before the auction. Interested parties will need to register to bid in the auction either in person, over the phone, online or by proxy; the website is not yet open but please contact our office to leave your details and the auction company will be asked to send the web link to interested parties. when it goes live

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.

AUCTIONEERS

The Auctioneers selling the property are William H Brown.



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VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

B

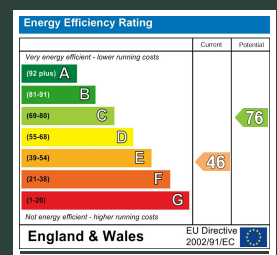
ENERGY PERFORMANCE RATING

E

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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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