



Main Street, Fulford, York Auction Guide £725,000

**** FOR SALE BY PUBLIC AUCTION ****

Guide Price £725,000 - £750,000

A pair of period cottages, internally connected and with a substantial range of rear outbuildings. The site is being sold as one lot and offers huge potential for expansion and improvement.



Accommodation

An opportunity for property developers and investors to acquire two dilapidated cottages occupying a choice position overlooking the Main Street of Fulford are being offered for sale by public auction.

Both cottages have been within the same family for a number of decades meaning therefore that the accommodation is interconnected although in the opinion of the writer could easily be converted back to two separate dwellings.

In total there are nine first floor bedrooms, in addition to two bathrooms. The ground floor includes five reception rooms, two kitchens as well as a utility room, shower room and downstairs cloakroom.

There is a generous rear courtyard garden with ample space for off street parking in addition to a substantial range of dilapidated two storey outbuildings.

The properties require a comprehensive programme of modernisation and upgrading throughout. The work required includes a refitting of the kitchens and bathrooms as well as the redecoration and reflooring of the properties throughout. The range of outbuildings are dilapidated and in need of significant structural repair and redevelopment.

Both properties have a forecourted front garden with vehicular access running alongside 102 Main Street with vehicular access and a courtyard for off street parking located at the rear.

The properties will be cleared of household items and personal belongings prior to completion.

Both properties represent an increasingly rare opportunity within the York market. The Main Street of Fulford is an ideal location for those looking for access to both the city centre of York as well as the A64 York to Leeds road which in turn opens up the A1 M1 corridor and all of Yorkshire and Teesside's major business districts.

Agents Note

The Vendors are retaining a small strip of land at the end of the Drive. Details of the strip will be clearly referenced in the Legal pack.

Viewings

Although the properties are visible from the street, internal viewings of the existing buildings are strictly via appointment through the selling Agent.

Auction Conditions

The property is being sold by public auction on Tuesday 17th May, 6.00pm at the York Auction Centre, Murton. The auction will be conducted under RICS standard Auction conditions.

The successful bidder will be required to place a 10% non refundable deposit and complete the transaction no later than 21 days thereafter. The Auction pack will be available to view through the selling agent.

Buyers Premium and Legal Fees

A buyers premium of £216 will also be payable by the successful Purchaser. Additionally the sellers legal fees of £3,800 including VAT will also be payable by the successful Buyer.

Main Street, Fulford, York, YO10 4QG



Ground Floor - (Including attached external rooms)
GROSS INTERNAL FLOOR AREA
APPROX. 2475 SQ FT / 229.92 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1834 SQ FT / 170.42 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4309 SQ FT / 400.34 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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