

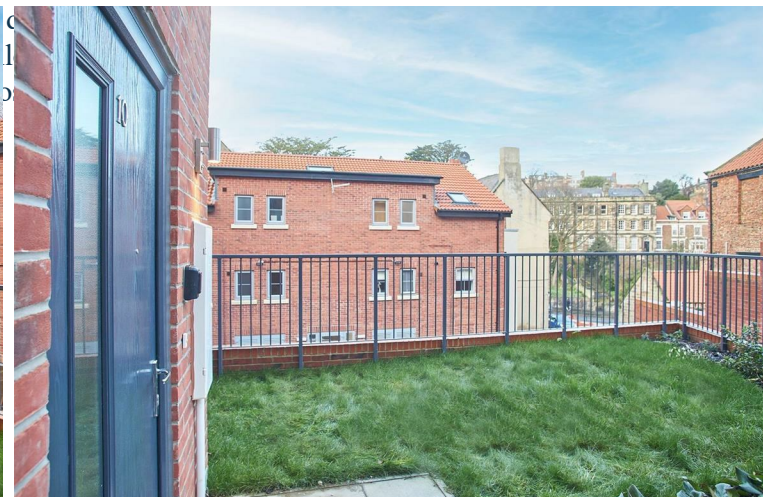


GUILLEMOT HOUSE, 10 SPA WELL COURT, WHITBY, YO21 1TJ

Guide Price £265,000

A modern three-bedroom end-of-terrace townhouse, ideally positioned in the heart of this development. Guillemot House stands out as a unique and contemporary home, offering flexible living across three floors.

On the ground floor, you'll find a spacious double bedroom, a separate shower room, access to the rear garden, and stairs leading to the first floor. The first floor comprises a further double bedroom, a single bedroom, an additional shower room, and stairs rising to the second floor.



This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

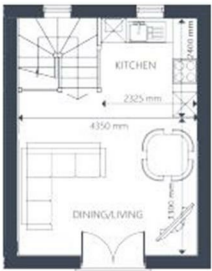
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



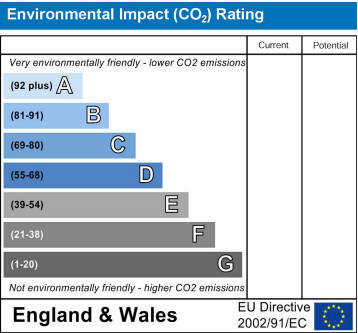
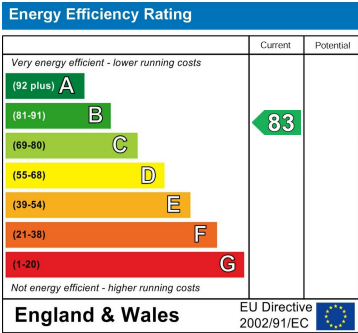
GROUND FLOOR	
BEDROOM 1	3200 x 2950
SHOWER ROOM	1200 x 2700



FIRST FLOOR	
BEDROOM 2	2650 x 3080
BEDROOM 3	1650 x 3350
BATHROOM	2355 x 1874



SECOND FLOOR	
KITCHEN	2325 x 2400
DINING/LIVING	4350 x 3300



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

