



1 Wellgarth

Swinton, YO17 6SS

Auction Guide £130,000



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Located in the charming village of Swinton, Malton, this delightful two-bedroom end-terraced cottage presents a wonderful opportunity for those looking to create their perfect home. The property is perfectly positioned to take in the stunning views out towards the Wolds. Inside, it features a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, this cottage is ideal for small families, couples, or individuals seeking a peaceful retreat. The bathroom, while functional, is in need of modernisation, allowing you the chance to personalise the space to your taste and style. There is an open plan garden area, which provides a small area of outdoor space for gardening, relaxation, or enjoying the fresh air. The cottage is situated in a picturesque village setting, offering a sense of community and tranquillity, while still being conveniently located for local amenities. Importantly, this property is offered with no onward chain, making the buying process smoother and more straightforward. Whether you are a first-time buyer or looking to invest in a renovation project, this end-terraced cottage is brimming with potential and awaits your creative touch. Don't miss the chance to make this charming property your own in the heart of Swinton.

- A lovely two bedroom cottage with parking and garden area
- NO CHAIN
- In need of modernisation
- Stunning views towards the wolds
- Lovely village location close to Malton
- ** For Sale By Online Auction **
Pre-Auction Offers Considered **

Entrance Hall into Kitchen/Diner

Wall and base units, composite door to front aspect, double glazed windows to the front and rear aspects, electric storage heater.

Sitting Room

Feature beams to ceiling, double glazed windows to the front and rear aspects, electric storage heater, understairs cupboard.

First Floor Landing

Airing cupboard and loft access.

Bedroom One

Double glazed window to the front aspect, electric storage heater, walk in shower unit, part tiled, built in cupboard.

Bedroom Two

Double glazed window to the front aspect.

Bathroom

Corner bath, low flush WC, pedestal wash basin, part tiled, double glazed window to the side aspect.

Exterior

Open space/garden area.

Services

Mains connected to water, drainage and electric.

Swinton

Swinton is a lovely, sought after village, just outside of Malton. There is a popular local public house and regular bus routes into Malton and surrounding areas. The well known Castle Howard Estate is also not too far away.

AML Checks

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £23.50 (plus VAT) per person will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of

VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price -** This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price -** Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.



Road Map



Hybrid Map



Terrain Map



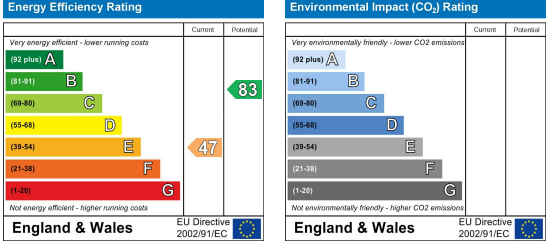
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.