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SIMPSON**



BIRCHWOOD MEWS, HARROGATE, HG2 8DN

FOR SALE BY AUCTION STARTING BIDS OF £84950 PLUS RESERVATION FEE. Situated on the popular south side of Harrogate is this ground floor purpose built studio apartment. Ideally located for Hornbeam Park station the property would make an ideal first or investment purchase.

Asking Price £84,950

Situated on the popular south side of Harrogate is this ground floor purpose built studio apartment. Ideally located for Hornbeam Park station, the property would make an ideal first or investment purchase. The property offers modern fitted kitchen, spacious studio room, modern fitted bathroom suite, two built in storage cupboards, communal gardens and allocated parking space. Offered for sale with no upper chain, an early viewing is recommended.

COMMUNAL ENTRANCE - Door leading to:

LOUNGE/STUDIO 19'0" x 9'10" (5.79 x 3.00) - Double glazed window to front, marble effect fireplace with wooden mantle surround and electric fire, wall mounted gas heater, telephone point, television point, laminate wooden flooring and understairs storage.

KITCHEN 7'10" x 5'0" (2.39 x 1.52) - Fitted wall and base units with work surfaces over, stainless steel sink unit with mixer tap, space for fridge freezer, gas cooker point with extractor hood, laminate flooring, part tiled walls and double glazed window to front.

INNER LOBBY AREA - Built-in cupboard/wardrobe and further built in cupboard providing space for washing machine.

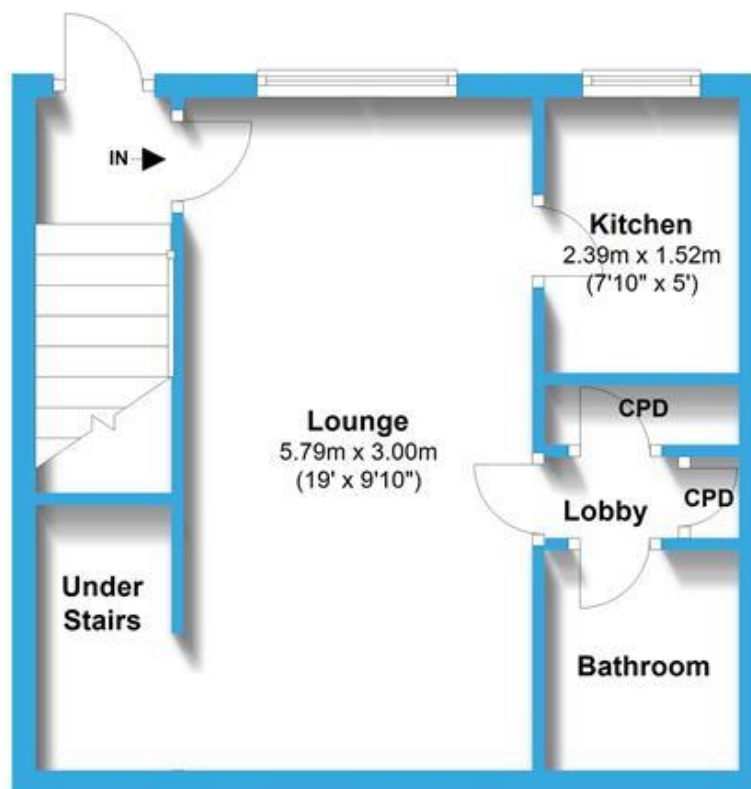
BATHROOM - White three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level WC, part tiled walls, extractor fan, laminate flooring and wall mounted boiler.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5%; to a minimum of £ £5000 + VAT (£1,000.00) = (£6,000.00) which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Yorkshire Property Auction powered by iam-sold Ltd



Ground Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 34.0 sq. metres (365.8 sq. feet)

For illustration purposes only. Not to scale.

Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C	78	79	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

AGENTS NOTE: We are advised the property is leasehold for 99 years from 01/06/1983 with approximately 66 years remaining. We are advised the ground rent is £10 per annum with a service charge of £500 per annum. A buyer is advised to obtain verification from their legal representative.

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.