



**HOWARD DRIVE, YORK, YO30**  
GUIDE PRICE £180,000

**Carter Jonas**

# HOWARD DRIVE, YORK, YO30

FOR SALE BY MODERN METHOD OF AUCTION

CASH BUYERS ONLY - UNREGISTERED TITLE

## For Sale by Modern Method of Auction

Auction Information :

### Method of Sale

This property is for sale by Traditional Online Auction through Carter Jonas. When the auction timer ends (provided the reserve price has been met), contracts automatically exchange at the final bid price.

### Auction Fees (Payable by the Buyer)

In addition to the purchase price, the successful buyer will be required to pay:

- a non-refundable Buyer's Fee of £6,000 (including VAT); and
- a £5,000 Holding Deposit, payable immediately at the end of the auction.

The Buyer's Fee is retained by Carter Jonas and the online auction platform and does not form part of the purchase price.

The £5,000 Holding Deposit forms part of the 10% deposit due on exchange.

### Deposit & Searches

The buyer must pay the balance of the 10% deposit to the seller's solicitor by 12pm on the next working day after the auction.

The buyer is also responsible for the cost of searches and their own legal and moving costs.

### Legal Pack

Prospective bidders must review the legal pack and Special Conditions of Sale before bidding, as these set out the full terms, obligations and any additional fees.

## Definition of Guide Price and Reserve Price

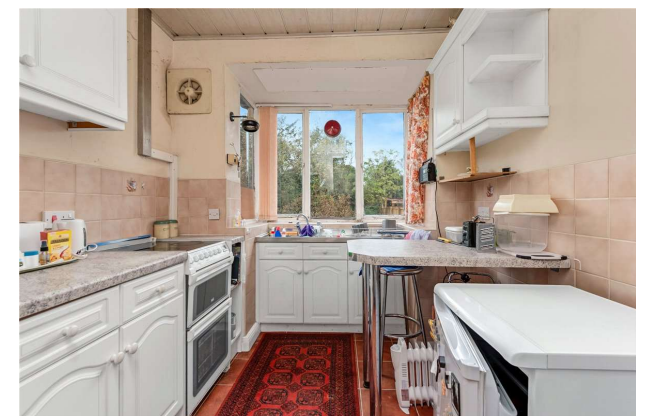
### Guide Price:

An indication of the seller's minimum acceptable price at auction. The guide price (or range of guide prices) assists prospective purchasers in deciding whether to pursue a property. The guide price may change during the marketing period in response to market interest.

### Reserve Price:

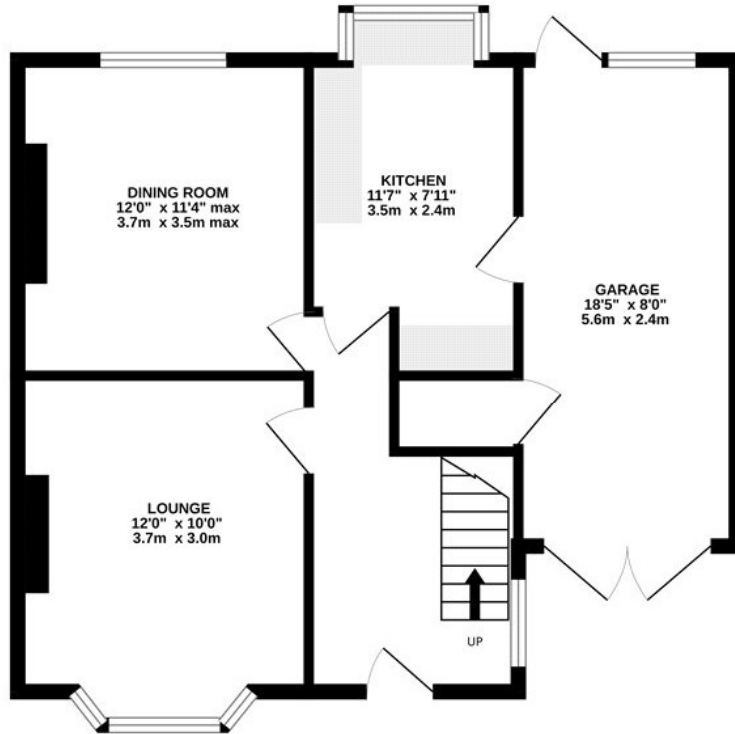
The seller's minimum acceptable price at auction. The property cannot be sold below this figure. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide and reserve prices may be subject to change up to and including the day of the auction.

**TENURE Freehold**  
**LOCAL AUTHORITY City of York Council**  
**EPC BAND E**

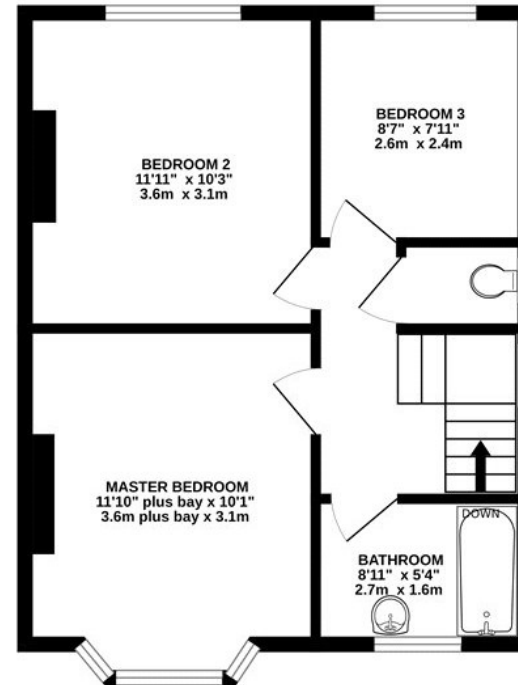




GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.

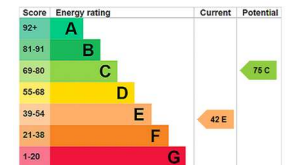


1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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