



HOWARD DRIVE, YORK
£180,000

Carter Jonas

6 HOWARD DRIVE, YORK, YO30 5XB

Located in the ever-popular Rawcliffe area, just off Shipton Road, this spacious property presents a fantastic opportunity to create a superb family home in one of York's most popular residential settings.

The house now requires a programme of modernisation, including the installation of gas central heating, replacement of windows, and general cosmetic refurbishment. The electrical system was substantially upgraded around 20 years ago, providing a solid starting point for further works.

Offering generous accommodation with high ceilings throughout, the property enjoys front and rear gardens together with a connected garage and sits within a street where several neighbouring homes have set a clear precedent for high-quality extensions and reconfiguration (subject to the necessary consents).

This is a rare chance to purchase a property with such scope, position, and potential – a blank canvas ready to be transformed into a wonderful home in a sought-after corner of York.

For Sale by Auction Auction Information

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 £3,600 (including VAT); and
- a £1,400 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 £1,400 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.

FOR SALE BY MODERN METHOD OF AUCTION: CASH BUYERS ONLY UNREGISTERED TITLE.

THREE-BED SEMI-DETACHED PROPERTY, REQUIRING MODERNISATION. SUPERB LOCATION, CLOSE TO SHIPTON ROAD AND OFFERING EASY ACCESS TO THE CITY CENTRE AND RING ROAD.



TENURE Freehold

LOCAL AUTHORITY City of York Council

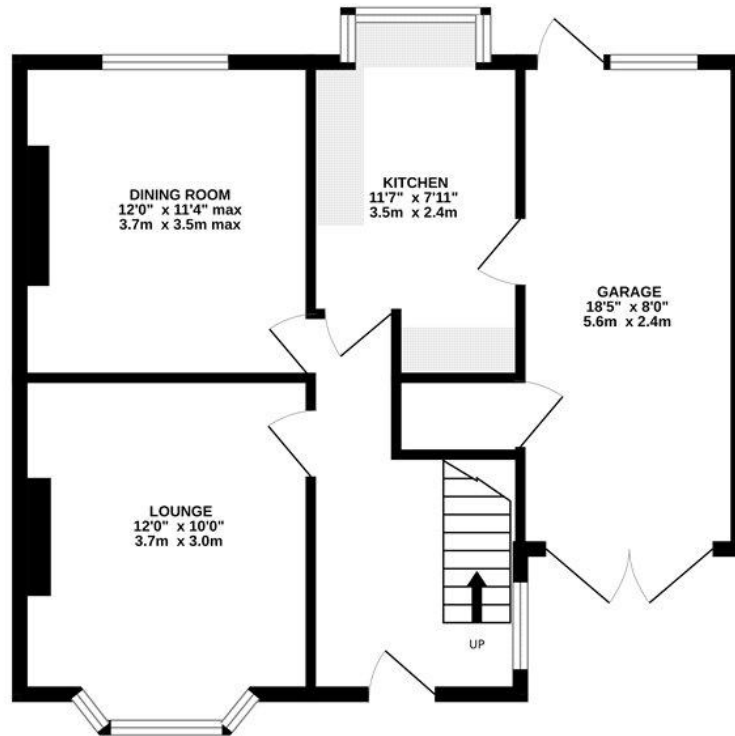
EPC BAND E

COUNCIL TAX BAND C

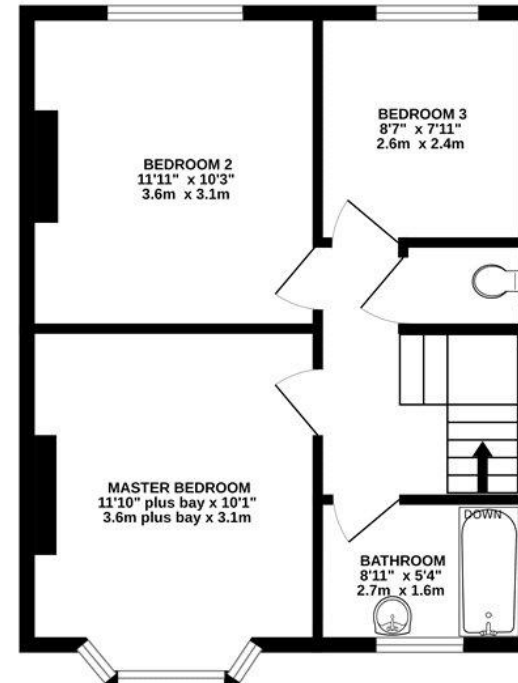




GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.

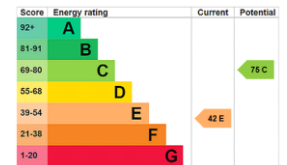


1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



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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