



4 Meadowcroft, Harrogate, North Yorkshire, HG1 3JY

For Sale By Modern Method of Auction (see Auction Terms below)

A well-presented three bedroom semi-detached family home with driveway and garage, located in a popular neighbourhood on the northern outskirts of Harrogate. There is now the scope for the new owners to carry out their own programme of cosmetic improvement works.

17 Albert Street, Harrogate, North Yorkshire,
HG1 1JX

Tel: 01423 877200

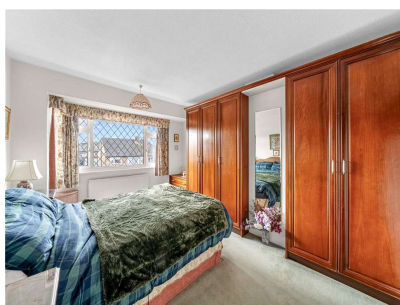
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Guide Price: £225,000

- Subject to a Reserve Price
- Sold by Modern Auction (T & Cs apply)
- Buyers' Fees apply
- Modern Method of Auction
- Semi-detached family home
- Popular and convenient location



General remarks

With brick elevations, gas fired heating and PVCu double glazing, this well-presented semi-detached family home is perfectly located for the busy family seeking access to an excellent range of amenities in the continually popular Bilton community.

The accommodation is approached via an entrance vestibule and reception hall which then gives access to a sitting room, separate dining room, conservatory and kitchen all on the ground floor.

At first floor level the main double bedroom has an extensive provision of built-in wardrobes in addition to which there are two further family bedrooms and a house bathroom.

Neighbouring properties have carried out successful loft conversions subject to building regulations with the clear scope to potentially expand the bedroom space on offer.

A private driveway gives access to a detached garage which is of concrete sectional construction and which has been extended to the rear. There are neatly laid out and easily maintained front garden areas and the rear gardens comprise a combination of lawns and seating areas.



This is a highly convenient location within walking distance of a highly regarded primary school, the thriving Bilton Cricket Club with its associated range of social amenities and a range of shops on King Edwards Drive. There are regular public transport services into Harrogate town centre.

*Auction Terms:

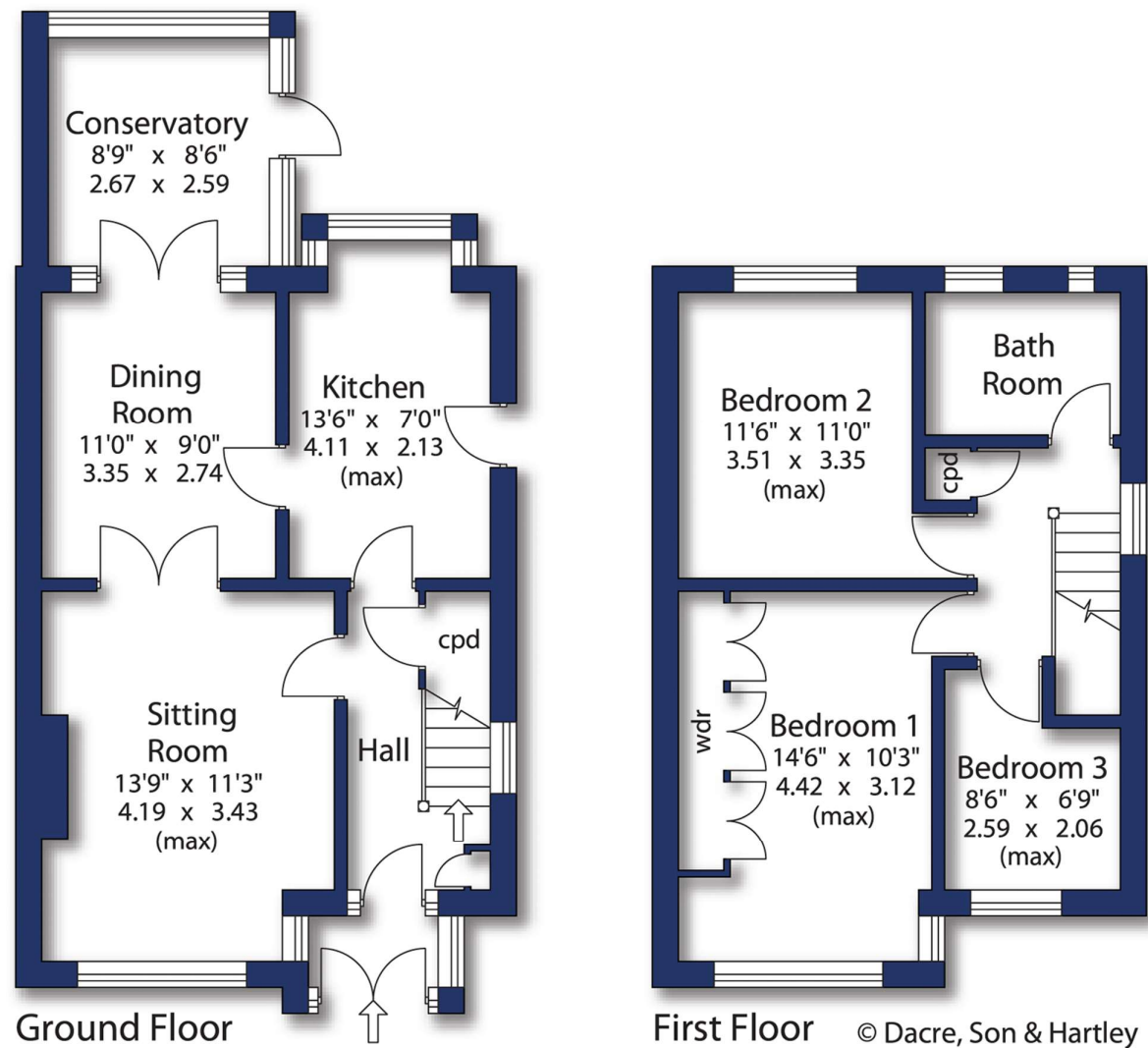
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56- day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

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.

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.

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 £500 inc. VAT. These services are optional.

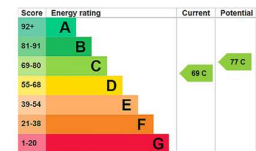
Floorplans



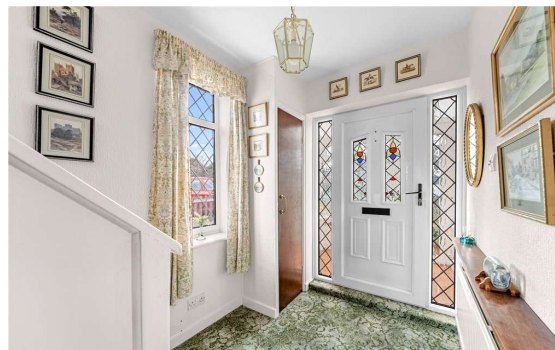
 Mortgage Advice Bureau
01274 515 763

 Dacres Surveys
Call for a quote
01943 885 400

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Contact us

01423 877200



harrogate@dacres.co.uk

Directions

From Skipton Road turn into Bilton Lane. Continue down and after passing the Cricket Club turn left into Meadowcroft where the property will be found a little further along on the right hand side.

What3Words additives.chips.crescendo

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Driveway Parking & Garage
- All mains services connected

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: HAR250436