

York

23 Main Street, Heslington, North Yorkshire YO10 5EA

**BY ORDER OF THE GOVERNMENT LEGAL
DEPARTMENT (BVD)**

Tenure
Freehold.

Location
The property is located on the north-east side of Main Street which is situated off Heslington Lane in the village of Heslington. Local amenities are available in Heslington and the University of York is to the north-west. York city centre with its extensive amenities and Minster is accessible to the north-west. Rail services run from York Station and the nearby A64 provides access to the A1(M) to the west. Fulford Golf Club is to the west.

Description
The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. Externally there is a yard to the rear. The property is Grade II Listed and is located within the Heslington Conservation Area.

A Freehold Grade II Listed Semi-Detached House

Accommodation
Ground Floor – Reception Room, Kitchen, Bathroom/WC
First Floor – Two Bedrooms

To View
The property will be open for viewing every Tuesday and Thursday before the Auction between 4.00 – 4.30 p.m. These are open viewing times with no need to register. (Ref: MW).

Vacant Possession

VACANT – Freehold House



117
LOT

Shirley

5 Nightingale Mews, 2 Nightingale Grove, Near Southampton, Hampshire SO15 3NW

BY ORDER OF MORTGAGEES

Tenure
Freehold.

Location
The property is located at the end of Nightingale Mews, which is situated to the north of Nightingale Grove. Nightingale Grove leads to Shirley Road (A3057) to the east. The A35 is located nearby to the south, which in turn provides access to the M27 Motorway (Junction 1) to the west. An extensive range of shops and other facilities is available in Southampton City Centre. Rail services run from Millbrook Station, approximately 0.7 miles to the south. The open spaces of Southampton Common and The New Forest National Park are nearby.

Description
The property comprises an end of terrace town house arranged over ground and two upper floors beneath a pitched roof. Externally there is a garden to the rear.

A Freehold End of Terrace Town House

Accommodation
Ground Floor – Open Plan Kitchen/Reception Room, Utility Room, Separate WC and wash basin
First Floor – Two Bedrooms and Shower Room with WC and wash basin
Second Floor – Two Bedrooms, Separate Bathroom with WC and wash basin
Outside – Rear garden, Single Car Parking Space

To View
The property will be open for viewing every Monday and Wednesday before the Auction between 12.45 – 1.15 p.m. These are open viewing times with no need to register. (Ref: MW).

Vacant Possession



Seller's Solicitor
Messrs Eric Robinson Solicitors (Ref: PS).
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Email: paul.sams@ericrobinson.co.uk

VACANT – Freehold House



118
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Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.