

Margaret Ellison and David Ellison

14 Orchard Lane

Bilton

Harrogate

North Yorkshire

HG1 4QT

Cash offer for 14 Orchard Lane, Harrogate HG1 4QT

This letter replaces our offer dated 2 October 2026.

Dear Margaret Ellison and David Ellison,

Thank you for telling us about 14 Orchard Lane and for showing Priya around on 6 October 2026. We are pleased to make the cash offer set out below.

Property	14 Orchard Lane, Bilton, Harrogate, North Yorkshire, HG1 4QT
Our offer	£291,948 (two hundred and ninety-one thousand, nine hundred and forty-eight pounds)
Buyer	Cashio Ltd, buying with its own funds. No mortgage, no chain and no sale needed to proceed.
Completion	On a date you choose between 6 November 2026 and 18 December 2026
Offer valid until	16 October 2026 at 5pm
Legal fees	We pay your legal fees up to £1,500. This applies when you use a solicitor from our panel or one we agree with you in advance. Fees above the cap, and any disbursements, are yours.
Survey	Required before exchange. We arrange and pay for it, at a time that suits you.

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Brewery Wharf, Leeds LS10 1JR

0113 496 0100 · hello@cashio.co.uk · www.cashio.co.uk · ICO registration ZA123456 · The Property

Ombudsman member D01234

Possession	Vacant possession on completion
Fixtures and fittings	As seen at our visit

What this offer is based on

- A three-bedroom semi-detached house, freehold.
- The condition as you described it to us: needs some work.
- The boiler was replaced in 2023 and the roof has not been inspected; our survey will cover both.

When the figure could change

Our offer is based on what you have told us and what we saw at our visit. We will only change it if the survey, the title or the searches show something material that we did not know about, such as structural movement, a short lease, a restriction on the title or a boundary problem. If that happens we will explain what we found, show you the report, and give you the choice of a revised figure or walking away at no cost to you.

What happens next

1. To accept, reply to this letter by email or telephone your buying manager on the number below. There is nothing to sign at this stage. The deadline is 16 October 2026 at 5pm.
2. You instruct a solicitor or conveyancer of your choice. We pay your legal fees up to £1,500.
3. We arrange the survey and our solicitor carries out the searches.
4. Exchange of contracts, which is the point at which the sale becomes legally binding.
5. Completion on your chosen date, when the full price is paid to your solicitor.

Important information

This offer is made subject to contract. It is not legally binding on you or on us until contracts are exchanged, and you are under no obligation to accept it. We recommend you take independent legal advice before agreeing to sell.

We will use your information to progress this offer as described in our privacy notice:
<https://www.cashio.co.uk/privacy>. If you are unhappy with our service, our complaints
procedure is at <https://www.cashio.co.uk/complaints>.

If you have any questions, please contact me directly.

Yours sincerely,

Priya Nandakumar

Buying Manager, Cashio Ltd

0113 496 0100 · priya.nandakumar@cashio.co.uk

James Whitfield

Director, Cashio Ltd

cc: Hart & Co Estate Agents