



HURWORTH ST.

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Hurworth Street Bishop Auckland, DL14 6HJ

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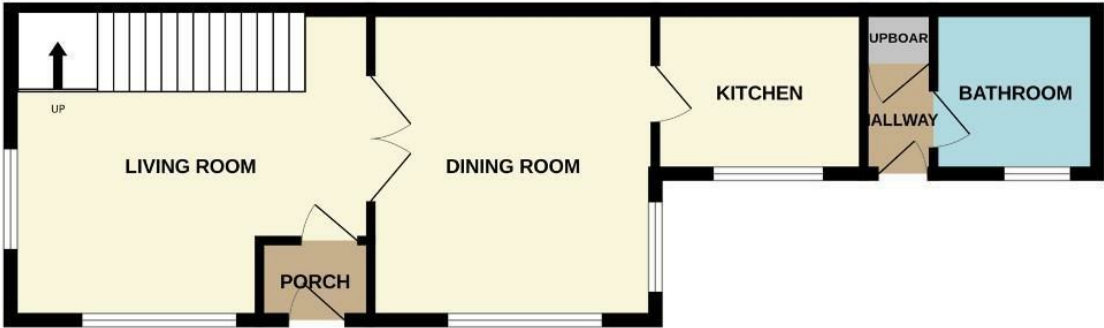
By Auction £40,000

For Sale by Modern Method of Auction - Two bedroomed mid terrace property offered with a tenant in situ paying £475pcm, ideal for investors. The market rent could show it could achieve in the region of £500pcm and can be offered with vacant possession. It is only approx. 0.6 miles from the town centre and approx. 1.3 miles from the ever expanding Tindale Retail Park, which provides access to a range of facilities such as supermarkets, banks, cafés, popular high street retail stores and also both primary and secondary schools. There is an extensive public transport system which provides access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. It is great for commuters as it is also within easy reach of the A688 which leads to the A1 (M) both North and South.

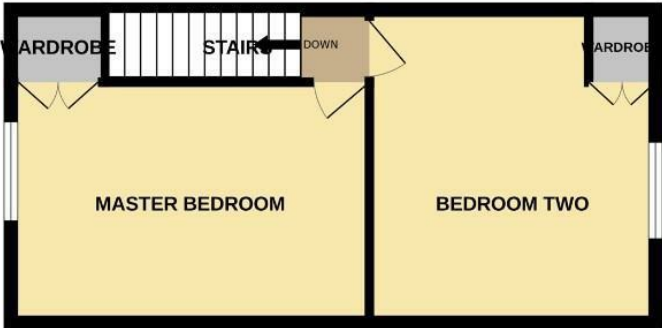
In brief the property comprises; an entrance porch leading into the living room, dining room, kitchen and bathroom to the ground floor. The first floor contains the master bedroom and second bedroom. Externally the property has an enclosed yard with gated access to the rear, on street parking is available to the front.

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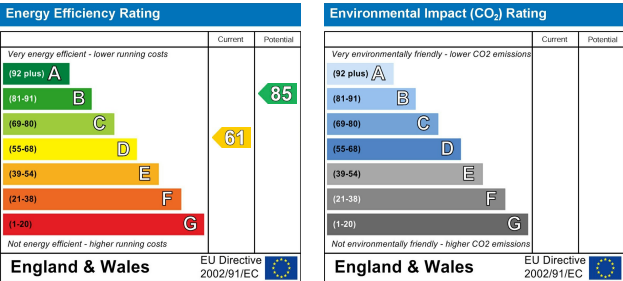
GROUND FLOOR



1ST FLOOR



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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Living Room

14'11" x 12'9"

Spacious and bright living room, with ample space for furniture and dual aspect windows.

Dining Room

12'9" x 11'9"

The second reception room is another good size, with space for a table and chairs along with further furniture.

Kitchen

8'6" x 6'6"

The kitchen is fitted with a range of wood effect wall, base and drawer units, contrasting work surfaces, splash backs and sink/drain. Benefiting from an integrated oven, hob and overhead extractor hood along with space for free standing appliances.

Bathroom

6'2" x 5'10"

The bathroom is fitted with a panelled bath, WC and wash hand basin.

Master Bedroom

15'1" x 9'10"

The master bedroom provides space for a king sized bed, built in wardrobe and window to the side elevation.

Bedroom Two

12'9" x 11'9"

The second bedroom is another double bedroom with built in storage cupboard.

External

Externally the property has an enclosed yard with gated access to the rear, on street parking is available to the front.

Auction Notes

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer,

iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

