



Lord Nelsons Yard, Yarm, TS15 9BP

****VIEWING HIGHLY RECOMMENDED****

Offered for sale by the MODERN METHOD OF AUCTION, this tucked away end-terrace cottage in a charming and secluded setting is a rare find in Yarm. Offered with no onward chain, the property is one of only four cottages, accessed through an arched entrance directly from the High Street with its array of shops, bars, and restaurants.

Steeped in character and located within a conservation area, the cottage boasts period features and offers an exciting opportunity for modernisation. The spacious ground floor comprises a generous lounge and dining area, perfect for relaxing or entertaining, along with a separate kitchen. Upstairs, there are three bedrooms, two of which include fitted wardrobes, and a family bathroom featuring both a bath and a separate shower. A fixed staircase provides access to a loft room, ideal for additional storage or a further extension, subject to the correct planning permission.

Externally, the property benefits from a south-facing front garden, offering a lovely spot to enjoy the sunshine. This unique home is perfect for those looking to embrace the charm of Yarm while adding their own personal touch to a characterful property.

Auction Guide £170,000



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HALL

LOUNGE/DINING ROOM
19'4" x 16'9" (5.89m x 5.11m)

KITCHEN
16'8" x 7'2" (5.08m x 2.18m)

LANDING

BEDROOM ONE
14'5" x 8'8" (4.39m x 2.64m)

BEDROOM TWO
8'8" x 7'9" (2.64m x 2.36m)

BEDROOM THREE
10'2" x 5'6" (3.10m x 1.68m)

BATHROOM
11' x 7'3" (3.35m x 2.21m)

LOFT ROOM
22'2" x 7'5" (6.76m x 2.26m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

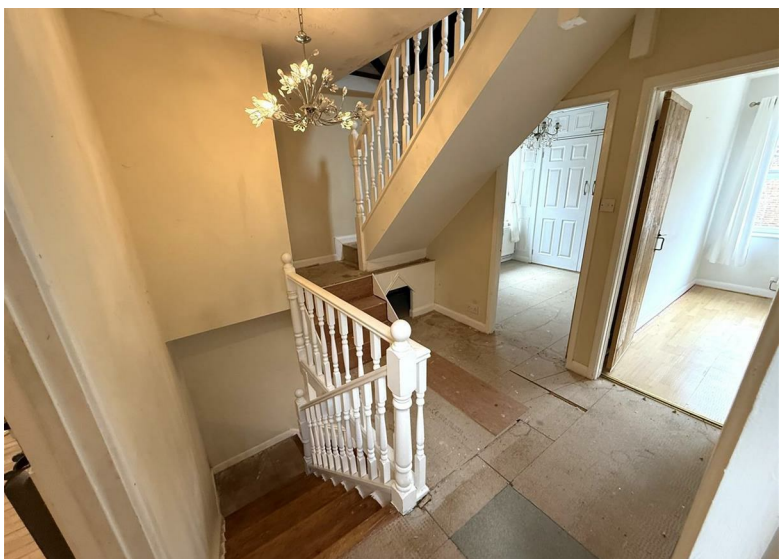
Auctioneer Comments

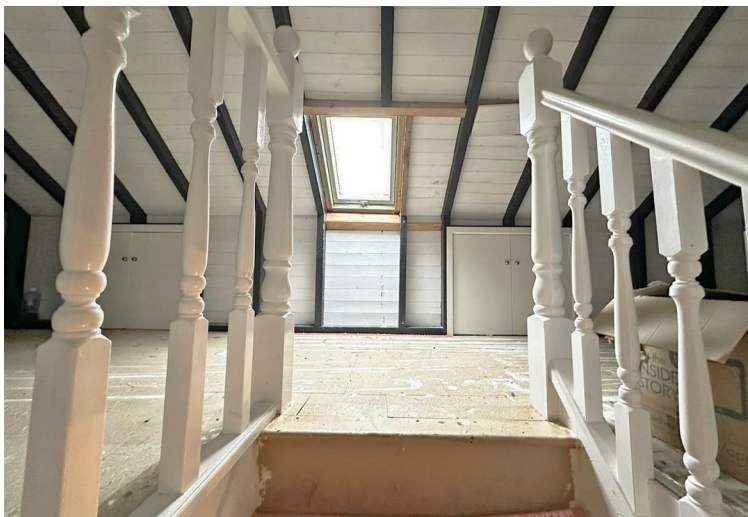
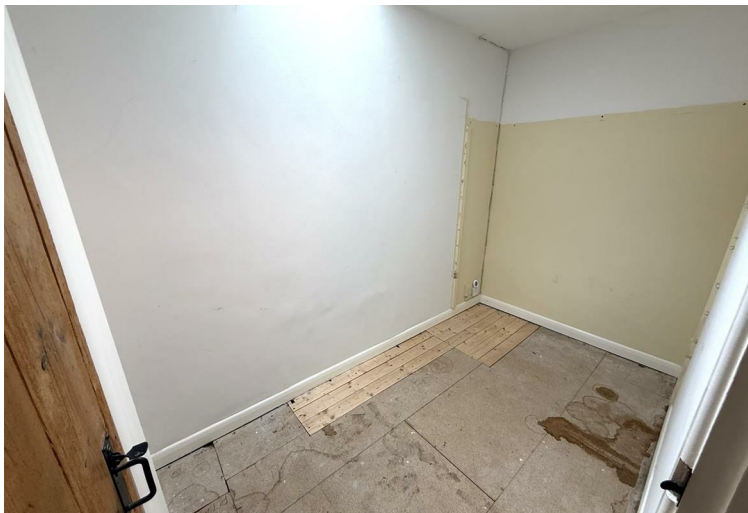
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

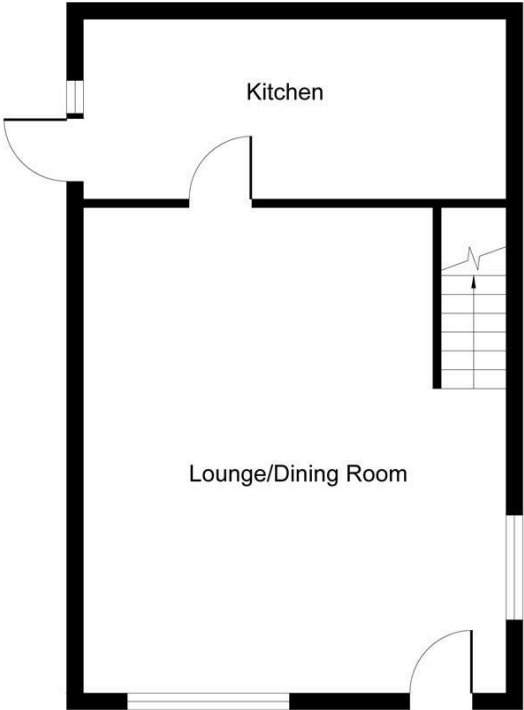
A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

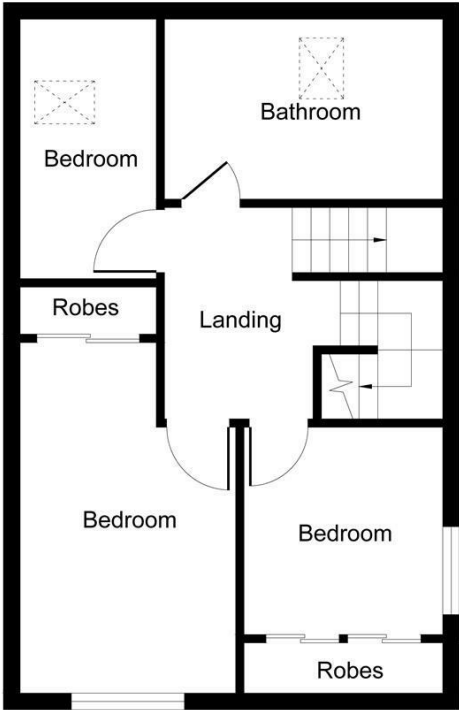




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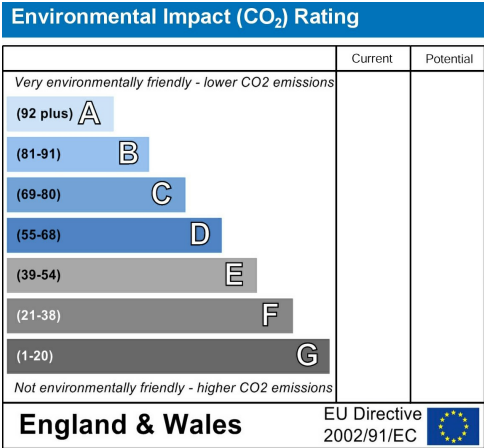
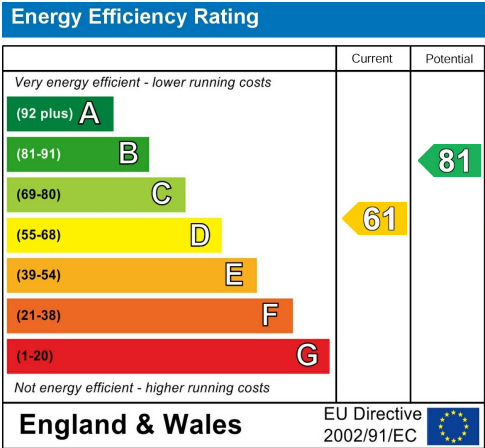
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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