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- 3 Bedroom Semi Detached House
- No Upper Chain Involved
- Gas Central Heating
-

- Modern Method of Auction
- Open Plan Kitchen Diner
- Council Tax Band C

- In Need of Refurbishment
- Driveway and Garage
- EPC D

*** MODERN METHOD OF AUCTION *** 3 bedroom semi detached house with no upper chain involved, in need of some refurbishment. Briefly comprising of an Entrance Porch leading to the Lounge which has a feature fireplace with a living flame effect gas fire, storage cupboard and stairs to the first floor. Open plan Kitchen Diner with wall and base units, worktop surfaces, one and a half stainless steel sink and drainer unit, tiled splash back, integrated electric oven and gas hob with an extractor over, tiled flooring, plumbed for dishwasher, Patio door to the rear. Office / Storage Area to the front with access to the garage. First floor Landing with a loft hatch. Bathroom which has a 'P' shaped bath with shower mixer taps and a shower screen, pedestal hand wash basin, low level w/c, heated towel rail, tiled floor and walls. Bedroom 1 is to the front aspect and has sliding door mirrored wardrobes. Bedroom 2 is to the rear aspect and has laminate flooring. Bedroom 3 is to the front aspect.

Externally to the front there is a paved pathway to the front door, to the rear there is a paved patio and a driveway leading to a garage via an up and over door.

Auctioneers 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.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





Energy Performance: Current D Potential B

Council Tax Band: C

Distance to Simonside Primary School: 0.2 miles

Distance to Kenton Bank Foot Metro: 0.7 miles

Distance to City Centre: 5.1 miles

2024
WINNERS

ESTAS

Verified reviews from our clients

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.