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Leyburn Road  
Darlington, DL1 2ET

**Auction Guide £60,000**

House - Semi-Detached  
2 Bedroom/s  
1 Bathroom/s



For sale by Modern Method of Auction; Starting Bid Price £60,000 plus Reservation Fee: A property in need of complete renovation. Viewing is required to fully understand the work that is required. However, this property is in a very popular location and we envisage a good resale or rental market for a fully refurbished home of this type. This property is for sale by The Great North Property Auction powered by iam-sold Ltd.







- FOR SALE BY MODERN AUCTION - T & C's APPLY
- BUYERS FEES APPLY
- FULL RENOVATION REQUIRED
- SUBJECT TO RESERVE PRICE
- THE MODERN METHOD OF AUCTION



## GENERAL INFORMATION:

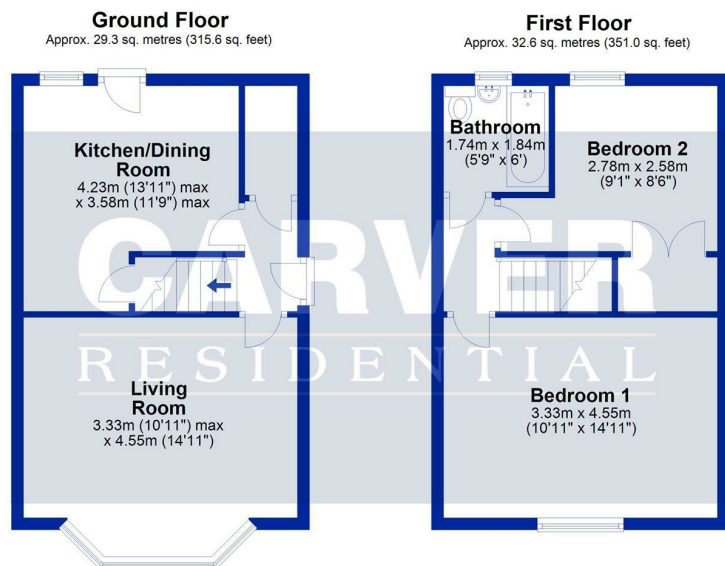
Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Local Authority: Darlington Borough Council (Tax Banding A)

## AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/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. These services are optional.



Total area: approx. 61.9 sq. metres (666.7 sq. feet)

For identification purposes only. Not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MAB 6202



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