



*** START BID £285,000 SUBJECT TO RESERVATION FEE **

SMITH & FRIENDS are delighted to offer to the market this well presented five bedroom detached family home situated in Acklam and offered with the benefit of NO CHAIN INVOLVED. The generous living accommodation comprises; entrance porch, entrance hall, a spacious living room, 2 uPVC conservatory's with pleasant views of the garden, an attractive fully equipped kitchen and a convenient WC to the ground floor. To the first floor landing are five spacious bedrooms, a bathroom to the master bedroom with the benefit of a sauna and an additional bathroom. Externally the property is situated on a fantastic plot with large garden to the rear of the property mainly to lawn and to the front if a driveway providing parking for a number of vehicles leading to the integral double garage. Viewings come highly recommended to fully appreciate.

Hall Drive, Middlesbrough, TS5 7HT
5 Bed - House - Detached
Starting Bid £285,000
EPC Rating: D
Council Tax Band: E
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS

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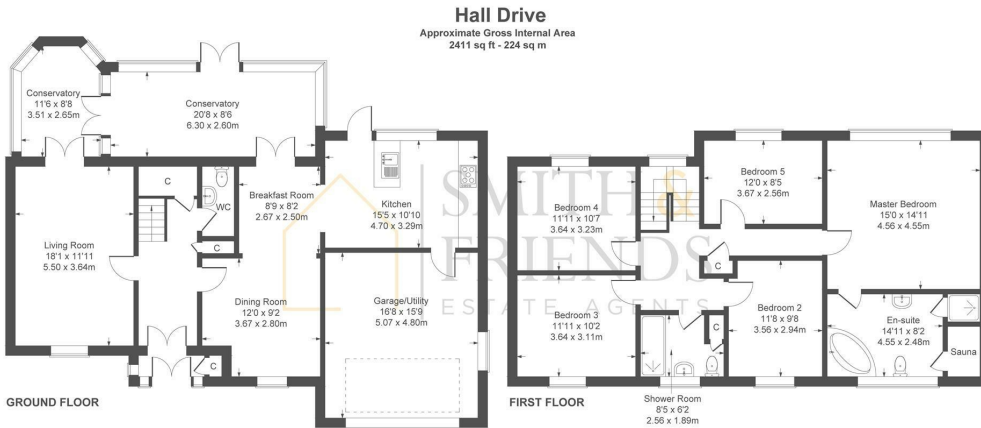
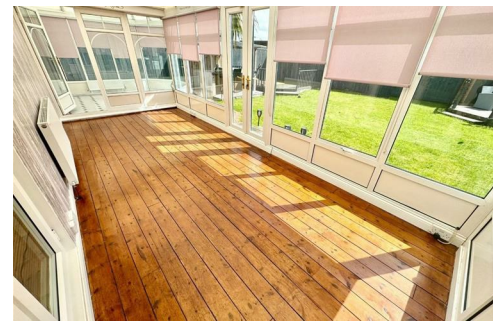
NB

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.

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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.



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 73 |
| (55-68) | D | 57 | |
| (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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