



FOR SALE BY AUCTION. STARTING BID PRICE £120,000.

A lovely two bedroom mid terrace cottage in a superb central Yarm location just off the High Street in a secluded and peaceful location yet seconds from all the amenities associated with a busy high street. Refurbished to a high standard and presented in good decorative order throughout.

Offered for sale with tenant in situ paying £600 per calendar month the property would be ideal for buy to let investor. The property is presented in good decorative order throughout with the benefit of gas central heating and a modern refitted kitchen and bathroom.

Hedley Court is located off Yarm High Street within walking distance of local shops, bars and restaurants, excellent schools for all age groups, regular bus services, Eaglescliffe Golf Club and lovely walks along The River Tees. .

The accommodation briefly comprises: open plan refitted Kitchen/ Dining Room with built in oven and hob and staircase to the first floor, spacious Lounge, Landing, two Bedrooms - one with an excellent range of sliding door fitted wardrobes and Bathroom/ wc with a refitted white suite and tiled flooring.

An internal inspection is highly recommended to appreciate the property fully.

Hedley Court, Yarm, TS15 9XL
2 Bedroom - Cottage - Terraced
Starting Bid £120,000
EPC Rating: D
Tenure: Freehold
Council Tax Band: C



Hedley Court, Yarm, TS15 9XL



GROUND FLOOR

Kitchen/ Dining Room

12'0 x 8'10 (3.66m'0.00m x 2.44m'3.05m)

Lounge

12'0 x 11'4 (3.66m'0.00m x 3.35m'1.22m)

FIRST FLOOR

Landing

Bedroom 1

10'8 x 8'10 including wardrobes (3.05m'2.44m x 2.44m'3.05m including wardrobes)

Bedroom 2

9'6 x 5'8 (2.74m'1.83m x 1.52m'2.44m)

Bathroom/ wc

5'8 x 5'4 (1.52m'2.44m x 1.52m'1.22m)

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 buyer 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.



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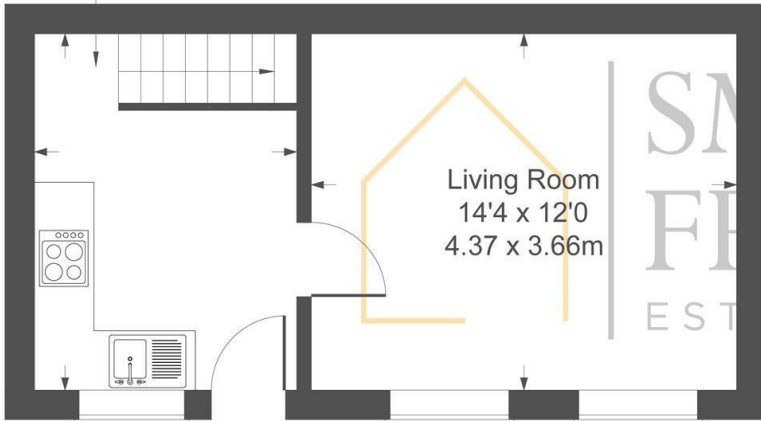
**SMITH &
FRIENDS**
ESTATE AGENTS



Hedley Court

Approximate Gross Internal Area
532 sq ft - 49 sq m

Kitchen/Breakfast Room
12'0 x 8'10
3.66 x 2.69m



GROUND FLOOR

Bathroom
5'8 x 5'4
1.73 x 1.63m



FIRST FLOOR

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. We can recommend financial services, surveying and conveyancing 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			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

