



FOR SALE BY AUCTION. STARTING BID PRICE £139,999

SMITH & FRIENDS are Pleased to Bring to the Market this Rare Hidden Gem of a Two Bedroom Terraced House Spread over Three Floors, just off the Main High Street of Yarm.

The Property Briefly Consists of; Open Plan Lounge, Leading into the Kitchen, Providing Plenty of Worktop Space. The First Floor Provides a Landing, with the Main Bathroom and Bedroom One, whilst the Second Bedroom is on the Second Floor.

Externally, the Property Looks out to a Hidden Alley that Leads Straight onto the High Street. The Property does come with an External Storage Out-house, Parking is via Permits on the High Street.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended.

**Hauxwell's Yard, Yarm, TS15 9BL**  
**2 Bed - House - Terraced**  
**Starting Bid £130,000**  
**EPC Rating: D**  
**Council Tax Band: B**  
**Tenure: Freehold**



# Hauxwell's Yard, Yarm, TS15 9BL

## GROUND FLOOR

Living Room  
15'1" x 9'8" (4.61m x 2.95m )

Kitchen  
16'6" x 4'8" (5.05m x 1.44m)

## FIRST FLOOR

Landing  
6'7" x 9'7" (2.01m x 2.94m)

Bedroom 1  
10'5" x 9'8" (3.19m x 2.96m )

Family Bathroom  
9'5" x 5'0" (2.89m x 1.53m)

## SECOND FLOOR

Bedroom 2  
16'6" x 10'8" (5.03m x 3.27m)

### Auctioneers Comments:

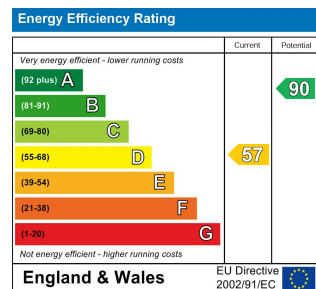
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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 £349.00 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.



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.

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