

AUCTION



Holland Road, South Fens, TS25 2JE
2 Bed - House - Semi-Detached
Starting Bid £90,000

Council Tax Band: B
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Holland Road, South Fens, TS25 2JE

*** SOLD BY MODERN METHOD OF AUCTION; STARTING BID £90,000 PLUS RESERVATION FEE *** Holland Road can be found on the desirable South Fens development on the southern outskirts of Hartlepool. Excellent local shopping facilities and schools are close by. Features include gas central heating and uPVC double glazing. The accommodation briefly comprises: entrance hall, spacious lounge, dining kitchen, two good sized bedrooms and a bathroom/WC. Externally are easily maintained gardens to front and rear and a shared driveway.

Auctioneer Comments

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.

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 4.2% 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. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

GROUND FLOOR

ENTRANCE HALLWAY

uPVC double glazed glass panelled front door, staircase to first floor landing.

LOUNGE

uPVC double glazed window to front aspect, radiator, under stairs storage.

DINING KITCHEN

Wall, base and drawer units with matching worktops, inset sink and drainer, cooker point, plumbing for washing machine and space for fridge/freezer; uPVC double glazed windows to rear and UPVC double glazed glass panelled door opening onto the rear garden.

FIRST FLOOR

LANDING

uPVC double glazed window to side and loft access.

BEDROOM 1 (front)

uPVC double glazed window to front, radiator.

BEDROOM 2 (rear)

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WC

Panelled bath, pedestal wash hand basin and low level WC; uPVC double glazed window to rear, radiator.

EXTERNALLY

To the rear is an enclosed garden which is mainly laid to lawn, with paved patio area. The open plan front garden is also laid to lawn. Shared driveway to the side.

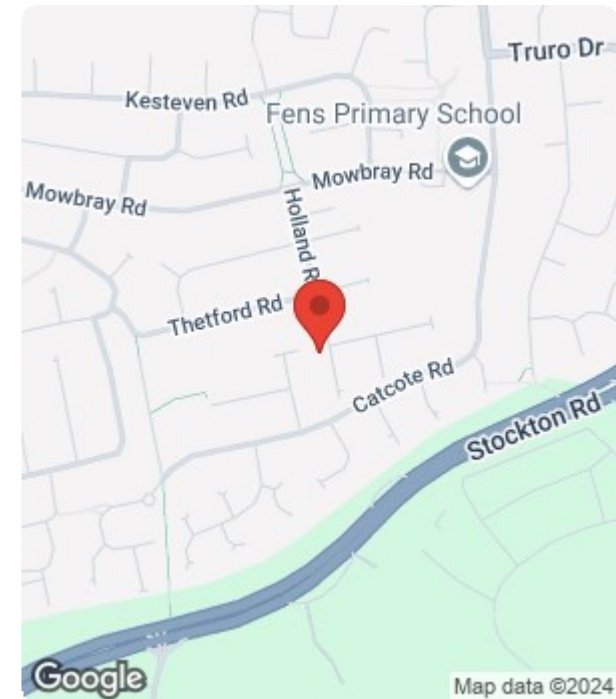
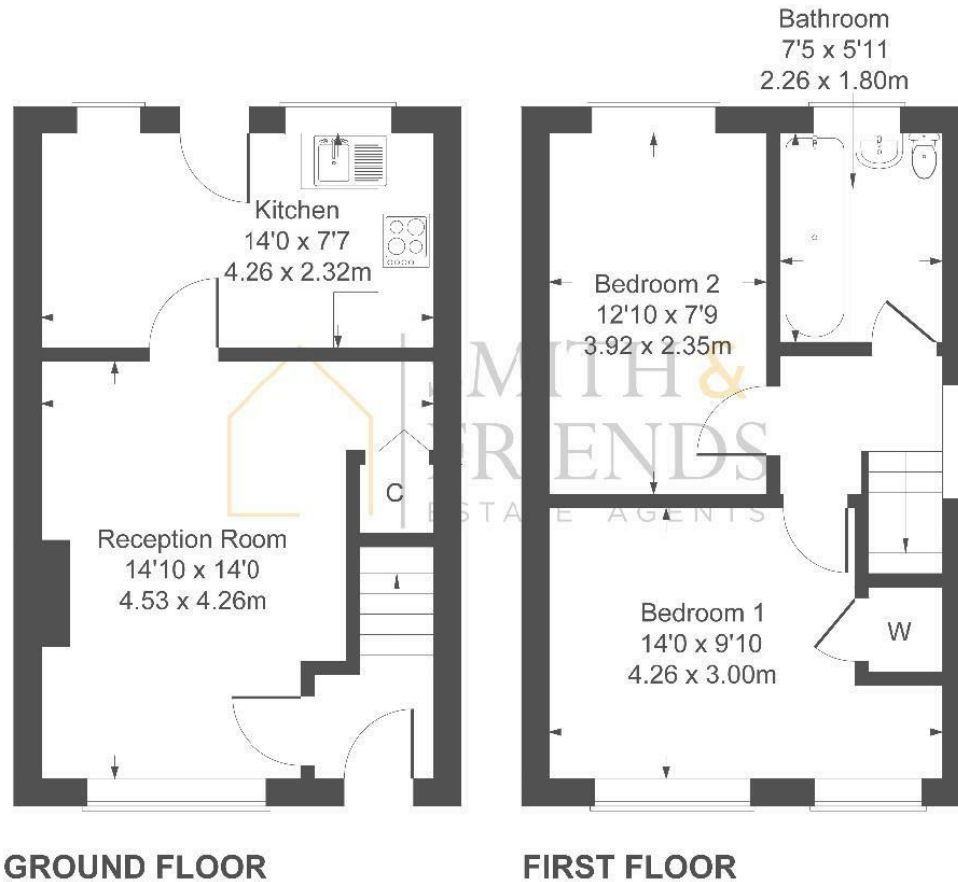
NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Holland Road

Approximate Gross Internal Area
646 sq ft - 60 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Not to Scale. Produced by The Plan Portal 2023
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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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