



**Barningham Street**

Darlington DL3 6NT

**By Auction £55,000**







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# Barningham Street

Darlington DL3 6NT



- Two Bedroom
- Close To Amenities
- Council Tax Band A

- Mid Terrace
- Tenant Currently Paying £500

- Sold Via Auction With Sitting Tenant
- EPC Grade E

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £55,000

Welcome to Barningham Street, Darlington - a charming terraced house located in the popular Denes area.

Currently an auction property, this house comes with the added benefit of a sitting tenant, providing a steady rental income from day one. With three bedrooms in total, there is flexibility in how you can utilise the space to suit your needs.

Don't miss out on the chance to own a property in this desirable area of Darlington. Embrace the opportunity to own a piece of this historic town and make this house your own. Contact us today to arrange a viewing and discover the potential that this property holds for you.

## Auctioneers Notes

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all

bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## Agents Notes

Please Note we have not inspected this home and photos have been provided prior to tenancy.

## Council Tax Band

Band A

## Property Information

Local Authority  
Darlington  
Council Tax  
Band:  
A

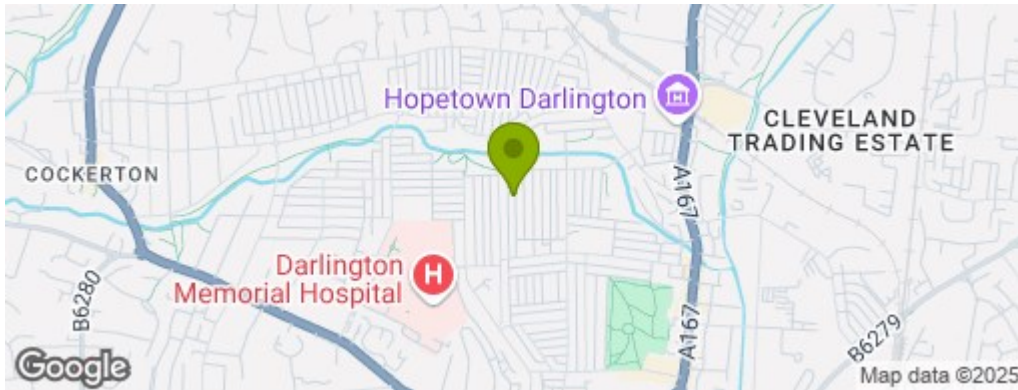
Annual Price:  
£1,506  
Conservation Area  
No  
Flood Risk  
No Risk  
Floor Area  
775 ft 2 / 72 m 2  
Plot size  
0.01 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
17 Mbps  
Superfast  
80 Mbps  
Ultrafast  
9000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky

[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)



## Property Information

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