



Barningham Street

Darlington DL3 6NT

By Auction £55,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

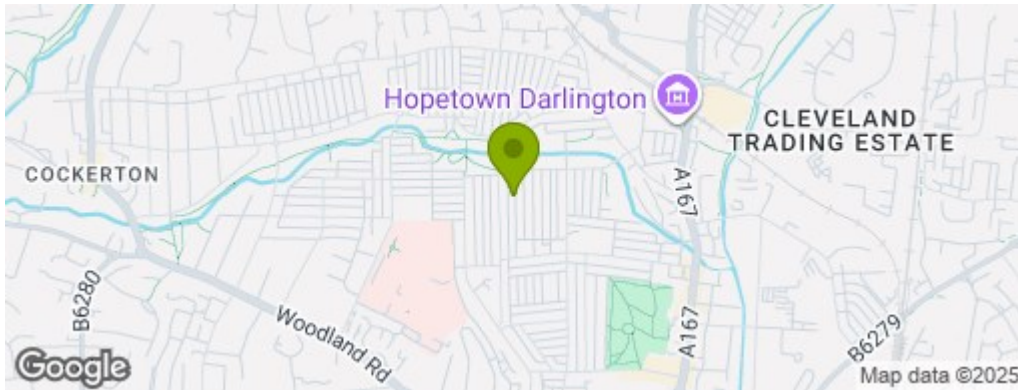
Annual Price:
£1,506
Conservation Area
No
Flood Risk
No Risk
Floor Area
775 ft 2 / 72 m 2
Plot size
0.01 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

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

BT
Sky

www.venturepropertiesuk.com



Property Information

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