



## 25 Linden Road, Northallerton DL6 1HU

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.

**By Auction £130,000**

## DESCRIPTION

This three bedroom terraced CHAIN FREE home on Linden Road, central Northallerton, could be the ideal first purchase or a good opportunity for an investment property with huge potential for improvement and personalisation in need of some cosmetic and modernisation work. Located just a short walk from Northallerton town centre and local schools this well sized property offers a great deal for the price asked. Ground floor accommodation consists of an entrance porch, spacious lounge with sliding patio doors to the rear garden, and kitchen diner whilst the first floor holds three bedrooms and a house bathroom with separate w/c. Externally the property offers an easy maintenance gravelled front garden with off street parking and a well-sized rear garden with patio as well as a lawned garden. Gas central heating and UPVC double glazing is present, as expected. EPC rating TBC, council tax band B.

## AUCTION DETAILS

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.

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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## LOCATION

Situated in Northallerton. Northallerton offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Teesside Airport.

## DIRECTION

From our Northallerton office, proceed South down the High Street, turning left at the first roundabout, straight across at the next one and right at the third, onto East Road. Turn left before the second pedestrian crossing onto The Link and right at the end onto Crosby Road. Continue along the road turning left at the mini roundabout onto Greenhowsyke Lane, then turn left onto Linden Road, the house is on the right hand side.

## ENTRANCE HALL

## LIVING ROOM

With front facing UPVC double glazed window, rear facing UPVC double glazed patio doors, gas fireplace and a radiator.





### KITCHEN DINER

With rear facing UPVC double glazed window, a range of wall, draw and floor units, under stairs storage, front facing door and a radiator.



### LANDING

### BEDROOM ONE

With front facing UPVC double glazed window and a radiator.

### BEDROOM TWO

With front facing UPVC double glazed window and a radiator.

### BEDROOM THREE

With rear facing UPVC double glazed window and a radiator.



### HOUSE BATHROOM

With rear facing UPVC double glazed window, paneled bath, shower, pedestal wash hand basin and a heated towel rail.

### WC

With rear facing UPVC double glazed window, low level WC and a radiator.

### GARDEN

With mostly laid lawn, timber shed and stone patio,

EXTERNALLY



## CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

## PLEASE NOTE

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

## MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

## VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

GROUND FLOOR

1ST FLOOR

