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## **Phoenix House 2 Phoenix Row, Great Smeaton Northallerton DL6 2ER**

**\*\* CHAIN FREE \*\* OPEN HOUSE 31st May , 10AM-3PM - CALL NOW TO REGISTER YOUR DETAILS**  
**GUIDE PRICE £260,000**

An exciting opportunity to acquire this substantial Grade II listed five-bedroom terraced home, arranged over three floors and offered to the market chain free. Requiring modernisation throughout, this period property is bursting with character and offers a rare chance to restore and personalise a spacious family home. The ground floor features a welcoming entrance hall, a generous living room with feature fireplace, a separate sitting room with feature fireplace and an extended kitchen/breakfast room.

On the first floor, there are three good-sized bedrooms and a spacious family bathroom. The second floor comprises two further double bedrooms, a utility room with plumbing and a multi-purpose room, ideal for use as a home office or playroom,

Externally, the rear garden is mainly laid to lawn, complemented by a patio area and raised flower beds that add character and charm to the space.

This is a rare opportunity to create a bespoke home in a sought-after period terrace, ideal for families, developers, or anyone with an eye for potential.

EPC Rating E - Council Tax Band E

**By Auction £260,000**

### AUCTION INFORMATION

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.

### SITUATION

Phoenix house is located in the village of Great Smeaton 6 miles North of Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesborough, Tees Valley and Leeds Bradford Airport.

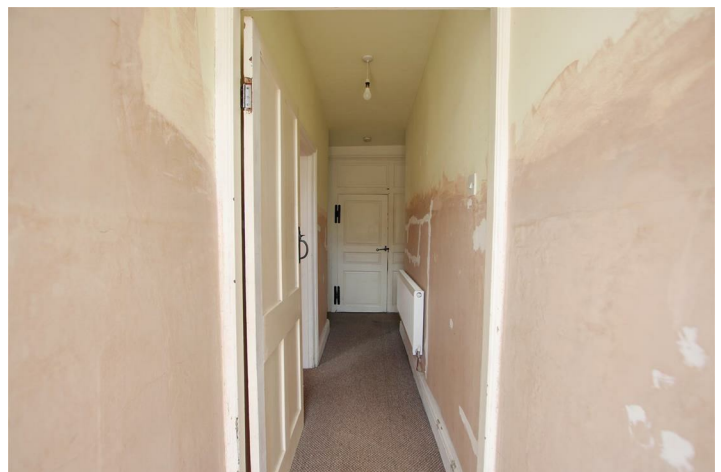
### DIRECTIONS

Leaving Northallerton on the A167 continue for approximately 6 miles into the village of Great Smeaton, where Phoenix House can be found on the right hand side.

### THE ACCOMMODATION COMPRISES

#### HALLWAY

With solid wood door to the front, under-stairs cupboard (housing the boiler) and radiator.



**SITTING ROOM**

14'4" x 14'4" (4.37 x 4.39)

With front facing sash windows, open fireplace and radiator.



LIVING ROOM

12'2" x 24'6" (3.72 x 7.48)

With front sash window and double glazing to the rear, open fireplace and radiator



## KITCHEN/BREAKFAST ROOM

18'6" x 11'2" (5.64 x 3.41)

With UPVC double glazing to the rear and uPVC French doors to the side, a range of matching fitted units with worktops over, 1.5 Bowl composite kitchen sink with mixer tap, integrated oven, hob and extractor, tiled flooring, tiled splash back and radiator.



## FIRST FLOOR LANDING

With double glazing to the rear and radiator.



## BEDROOM TWO

14'2" x 14'5" (4.34 x 4.4)

With sash window to the front, two wardrobes, exposed dark wooden beams and radiator.



**BEDROOM THREE**

14'2" x 14'5" (4.34 x 4.4)

With sash windows to the front, wardrobe, exposed dark wooden beams and radiator.



**BEDROOM FIVE**

9'2" x 10'5" (2.8 x 3.2)

With double glazing to the rear and radiator.



## HOUSE BATHROOM

8'11" x 10'9" (2.72 x 3.28)

With double glazing to the rear, corner walk-in shower, panned path, low level WC, wall hung basin drawer vanity, radiator, tiled walls and tiled flooring.



## SECOND FLOOR LANDING

With double glazing window to the rear.



BEDROOM ONE

15'7" x 14'7" (4.77 x 4.47)

With skylight to the front.



BEDROOM FOUR

14'3" x 10'1" (4.36 x 3.09)

With sash window to the side elevation.



### UTILITY ROOM

9'1" x 10'11" (2.79 x 3.34)

With sash window to the side elevation, plumbing and space for washing machine and worktops.



### MULTI-PURPOSE ROOM

9'0" x 10'11" (2.75 x 3.33)

With skylight to the rear.



## REAR GARDEN

features a central lawn bordered by a paved pathway. On either side, there are raised beds with wooden fencing providing privacy. The space is well-maintained and offers a perfect blend of functionality and outdoor enjoyment.



### FRONT GARDEN

with moistly laid to lawn with boarders to the front of the property and stone path leading to the front door.



### PARKING

Off street parking to the front of the property for two vehicles.



### 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.

### VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

### 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 firms 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.

### MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided electricity, water and drainage. Oil system provide by oil tank in the rear garden.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** TBC

**PARKING ARRANGEMENTS:** Off road parking

**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** N/A

**MOBILE PHONE SIGNAL:** No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



**TOTAL FLOOR AREA:** 2104 sq.ft. (195.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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