Cawood Drive, TS5 7NG
3 Bed - House - Semi-Detached
Starting Bid £120,000

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

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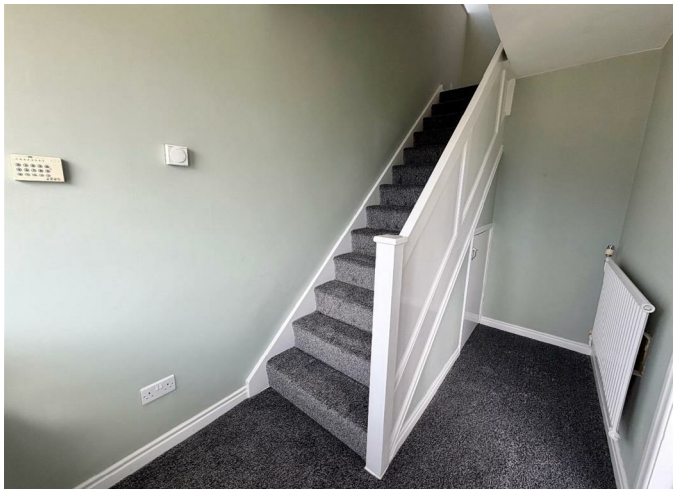

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A well presented three bedroom semi detached property situated within a popular area in Acklam and within walking distance to local shops, schools and amenities. The property is offered with no chain involved and has recently undergone a full re decoration and new carpets. The spacious living accommodation briefly comprises; entrance hall with stairs to the first floor, living room, diner area, fitted kitchen, three first floor bedrooms and bathroom/WC. Externally to the front of the property is a small lawn area with a drive and integral garage. To the rear is a generous garden which is mainly laid to lawn with patio area. Viewings come highly recommended to fully appreciate.

** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £120,000 PLUS RESERVATION FEE **

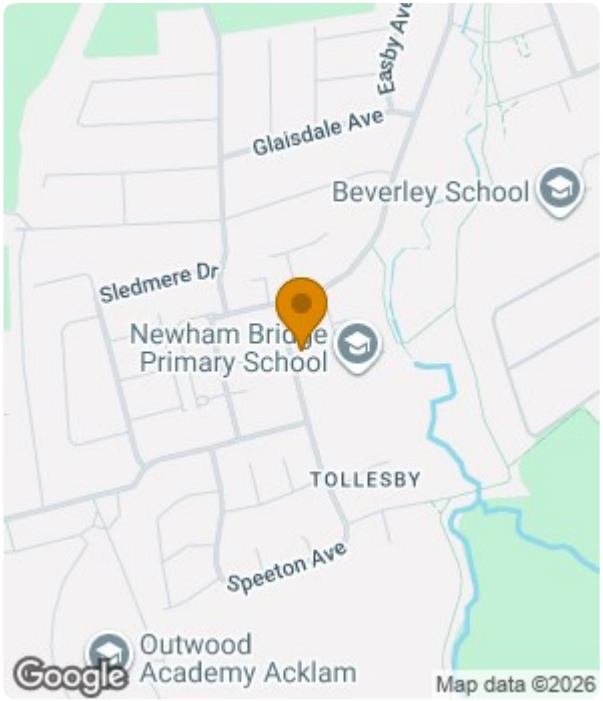
PLEASE REFER TO AUCTIONEER COMMENTS

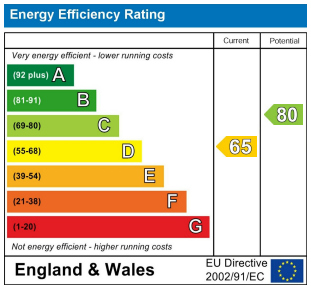
Auctioneer Comments

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 4.5% 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.





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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