



CARVERS
SALES & LETTINGS

Low Row
Reeth, DL11 6ND
Auction Guide £320,000

House - Semi-Detached



For sale by Modern Method of Auction; Starting Bid Price £350,000 plus Reservation Fee: 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

This CHAIN FREE, wonderfully located period cottage must be seen to be appreciated. Being Grade II listed there is period charm throughout and a surprising amount of space. This could be the perfect rural retreat for you. Internal accommodation consists of a charming living room with solid fuel fire, open into second reception room and farmhouse style kitchen with additional pantry. The first floor holds three bedrooms, a shower room and a bathroom. Externally the property offers storage sheds, off street parking and a wonderful rear garden and patio area with truly stunning views over the surrounding countryside. EPC rating F, North Yorkshire Council tax band C.

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.



- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction

AUCTIONEER'S COMMENTS

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GENERAL INFORMATION:

Tenure: Freehold

Services: electric heating, mains electric, water and drainage.

Single glazing

Local Authority: North Yorkshire Council (Tax Banding C)

Property Size Reference

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	28	
England & Wales		EU Directive 2002/91/EC 

Property size taken from EPC
1248.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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