



## The Causeway

Wolsingham DL13 3AZ

By Auction £69,000





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



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# The Causeway

## Wolsingham DL13 3AZ



- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £69,000
- EPC Grade TBC
- Two Reception Rooms

- Two Bedroom Terraced Home
- Immediate 'exchange of contracts' available
- First Floor Bathroom

- Requires Modernisation
- Being sold via 'Secure Sale'
- Rear Enclosed Yard

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This two-bedroom terraced home presents a unique opportunity for those looking to create their dream residence. The property, located on The Causeway, boasts a good-sized layout that includes two inviting reception rooms, perfect for both relaxation and entertaining.

As you enter, you will find a spacious lounge and a separate dining room, providing ample space for family gatherings. The kitchen, situated at the rear of the property, offers potential for modernisation, allowing you to design a culinary space that suits your needs.

Upstairs, the home features two generously sized bedrooms, each offering a blank canvas for personalisation. The bathroom is conveniently located on this level, making it easily accessible for both residents and guests.

The property has been vacant for several years and requires full modernisation, presenting an exciting project for those with a vision. It is important to note that there is currently no gas supply in the property, which may need to be addressed during renovations.

Additionally, the rear enclosed yard provides a private outdoor space, ideal for enjoying the fresh air or creating a small garden retreat.

This terraced home is a fantastic opportunity for buyers looking to invest in a property with great potential in a picturesque location. With a little imagination and effort, this house can be transformed into a delightful home.

### GROUND FLOOR

**Entrance Hallway**  
Having storage cupboard.

**Kitchen**  
11'8" x 4'6" (3.578 x 1.390)  
Fitted with base units, stainless steel sink unit and rear entrance door.

**Lounge**  
14'6" x 12'1" (4.420 x 3.698)  
With fireplace and timber framed window to front.

**Dining Room**  
13'8" x 11'2" (4.179 x 3.412)  
With fireplace and timber framed window to rear.

**Inner Hallway**  
Having side entrance door and stairs leading to first floor.

### FIRST FLOOR

**Bedroom One**  
16'2" x 15'0" (4.939 x 4.587)  
With fireplace and timber framed window to front.

**Bedroom Two**  
16'8" x 10'6" (5.091 x 3.222)  
With fireplace and timber framed window to rear.

**Bathroom/WC**  
Fitted with panelled bath, wc, wash hand basin and storage cupboard housing immersion heater.

**Externally**  
Additionally, the rear enclosed yard provides a private outdoor space, ideal for enjoying the fresh air or creating a small garden retreat.

**Auctioneers Comments**  
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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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 up to 6% inc VAT (subject to a minimum which could be up to £7,200 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.

**Energy Performance Certificate**  
To view the full Energy Performance Certificate please use the following link:

TBC

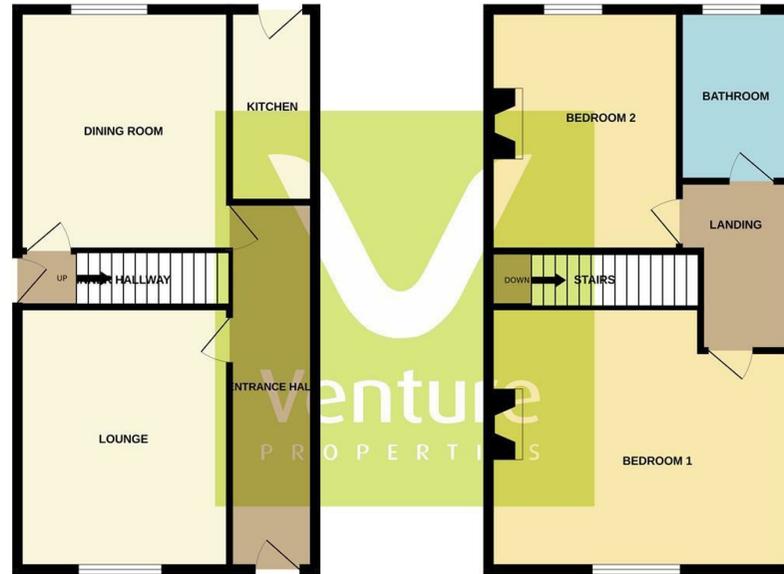
### Other General Information

Tenure: Freehold  
Gas: No Gas at the property  
Sewerage and water: Mains  
Broadband: Superfast Highest available download speed 80 Mbps Highest available upload speed 20 Mbps  
Mobile Signal/coverage: We would recommend speaking to your provider  
Council Tax: Durham County Council, Band: C. Annual price: £2,222.08 (Maximum 2024)  
Energy Performance Certificate Grade tbc  
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
Flood Risk: Low risk of surface water flooding and Very Low risk of flooding from the rivers and the sea.  
Conservation area: Yes, Wolsingham. Designated: 1975

Disclaimer  
The preceding details have been sourced from the seller, OnTheMarket.com and other third parties.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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## Property Information

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