

# BRUNTON

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RESIDENTIAL



**WENTWORTH PLACE, ALLENDALE, HEXHAM, NE47**

By Auction £125,000

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This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £145,000 + Reservation Fee

Brunton Residential are delighted to offer for sale this two-bedroom end terrace home on Wentworth Place in Allendale, Hexham.

Located in the heart of the picturesque village of Allendale, the property is just a short distance from local amenities, including the well-stocked Allendale Co-operative Society in the Market Place. Families will benefit from the nearby Allendale Primary School, known for its welcoming community and quality education. Outdoor enthusiasts can enjoy the stunning countryside walks and the Allendale Golf Club, situated in an Area of Outstanding Natural Beauty. The area is well-connected, with the 688 bus service providing links to Hexham and Allenheads.

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Upon entering, you're welcomed into an entrance hall with stairs leading to the first-floor landing. To the right, you'll find a generous lounge featuring wood-effect flooring, a front-aspect window, a feature fireplace, and exposed ceiling beams. From the lounge, there is access into a hallway with an understairs storage unit, as well as access to the kitchen at the rear of the property, which also features exposed ceiling beams.

The kitchen is fitted with floor and wall units and benefits from two external doors, one leading out to the rear and another to the side as well as a window overlooking the rear courtyard.

Upstairs, the landing provides access to two well-proportioned bedrooms, one of which benefits from a built-in storage unit. These rooms are served by a newly fitted family bathroom with wood-effect flooring and fitted with a bath, overhead shower, wash basin, WC, and a further storage unit.

Externally, to the rear, there is an enclosed courtyard and a large outhouse.

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 (for standard Grade 1 properties). 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 buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : A

EPC RATING : F

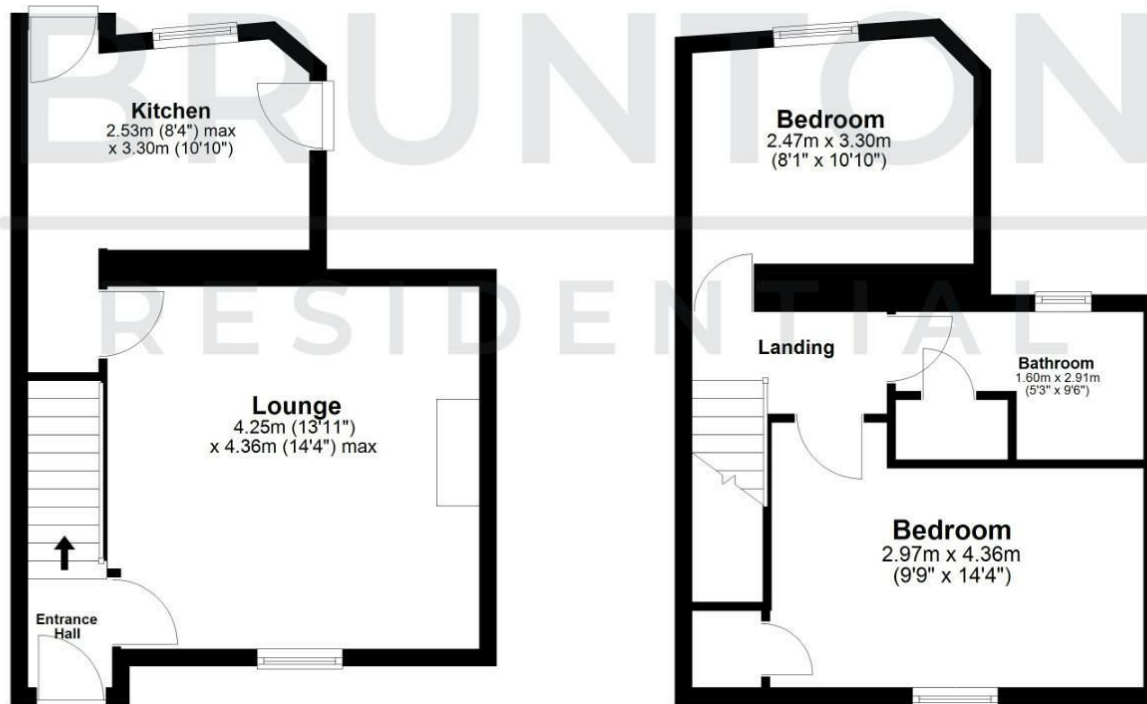
### Ground Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



### First Floor

Approx. 33.2 sq. metres (356.8 sq. feet)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  |                         | <b>79</b> |
|   |  | <b>34</b>               |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|   |  |                         |           |
|   |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |