PH ESTATE AGENTS



# 5 Rydal Street

, Hartlepool, TS26 9BA

£500 PCM

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## £500 PCM





### ENTRANCE

3'4" x 2'11" (1.02m x 0.89m )

Entering through a white wooden door from the front of the property is an ample size passage which provides the space needed for outdoor items and benefits from laminate flooring and freshly painted walls.

### RECEPTION ROOM

13'3" x 12'4" (4.04m x 3.76m )

The reception room is a fantastic addition to this property and benefits from a vast amount of floor space for a three piece suite and additional storage units. Whilst large in size the room has a abundance of natural light from the large UPVC double glazed window which bounces off the freshly painted cream walls with the addition of a modern fire surround.

### KITCHEN

16'11" x 6'1" (5.16m x 1.85m )

The kitchen is perfectly adequate for a small family and boasts a number of light wood wall, base and draw units with a integrated electric oven and gas hob. The kitchen compromises a large UPVC double glazed window to the side aspect with the benefit of laminate flooring and space for a fridge freezer and leads into the rear entrance.

### REAR ENTRANCE

3'0" x 2'9" (0.91m x 0.84m )

White wooden door leading to the secure rear yard and family bathroom.

### FAMILY BATHROOM

9'5" x 6'7" (2.87m x 2.01m )

The family bathroom is generously sized and is located on the ground floor adjacent to the kitchen. This room compromises a white three piece suite which includes a paneled bath with over head electric shower, wash basin, toilet & radiator.

### LANDING

2'9" x 6'3" (0.84m x 1.91m )

The landing is bright from the large UPVC double glazed window to the rear aspect and gains access to the two bedrooms and loft space!

### BEDROOM ONE

9'0" x 12'4" (2.74m x 3.76m )

The first bedroom is set to the front of the property and comfortably fits a double bed along with larger storage units. The room is bright from the neutral colours, large UPVC double glazed window and compromises a radiator with laminate flooring.

### BEDROOM TWO

8'9" x 7'0" (2.67m x 2.13m )

The second bedroom is the smallest of the bedrooms and has ample space for a single bed and storage units. This room benefits from a double-glazed UPVC window and radiator.

### EXTERNAL

This property offers a abundance of on-street parking & secure rear yard.

## AUCTION INFORMATION

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 (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 4.2% of the purchase price

including VAT, subject to a minimum of £6,000.00 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

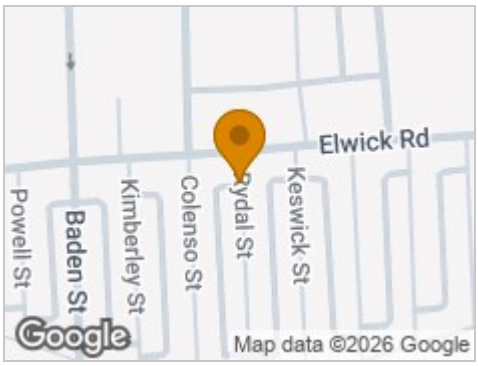
Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the

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



## Road Map



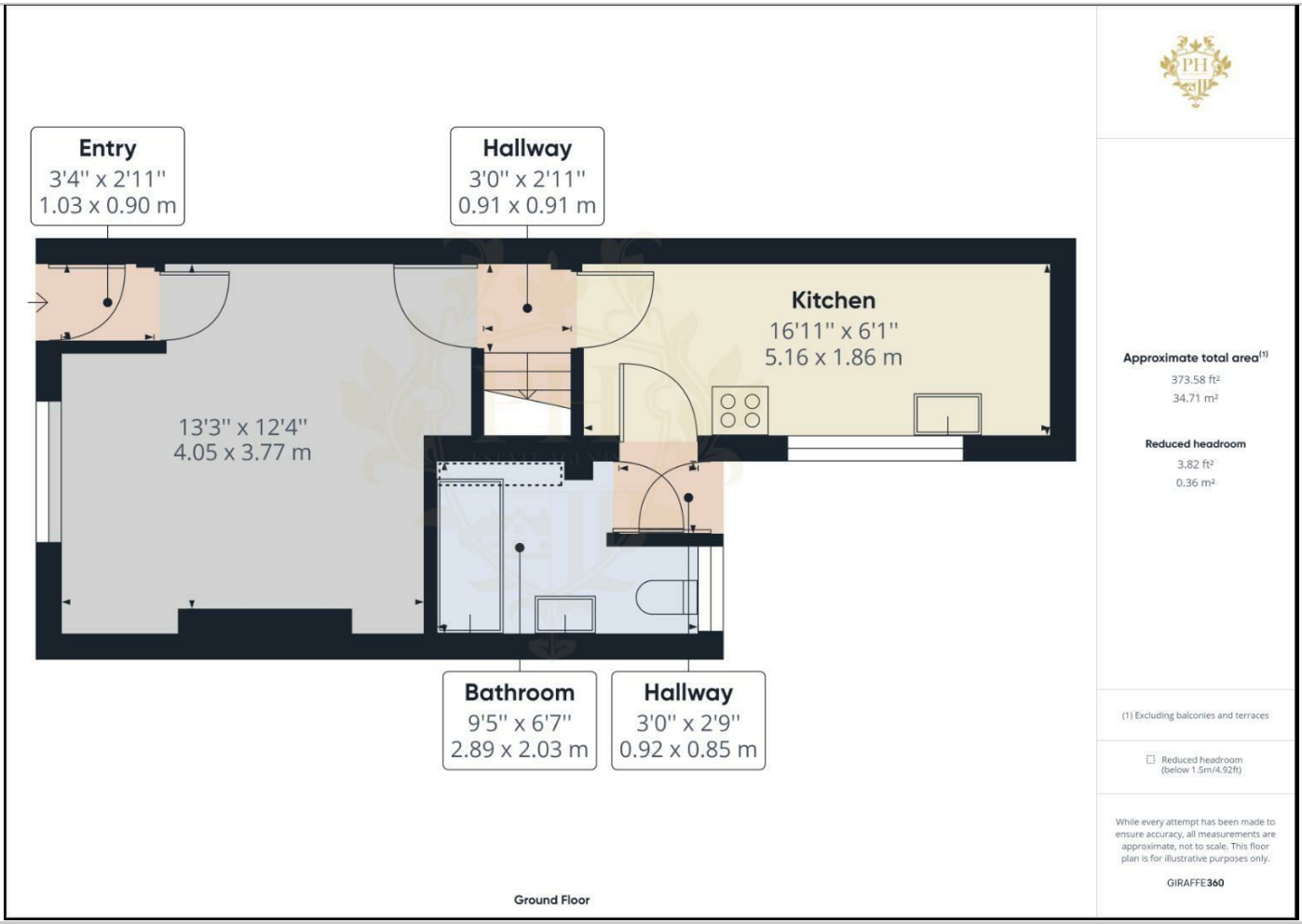

## Hybrid Map




## Terrain Map



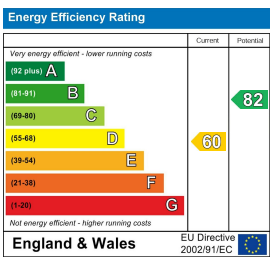

## Floor Plan




## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




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.

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