



20 Stammergate, Thirsk, YO7 1BD

By Auction £120,000



**JOPLINGS**  
Property Consultants



## 20 Stammergate

, THIRSK, YO7 1BD

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).

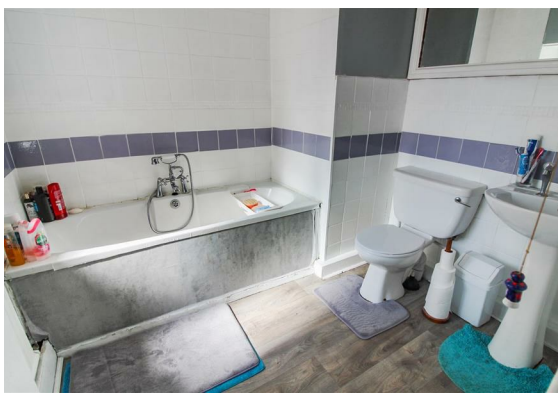
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

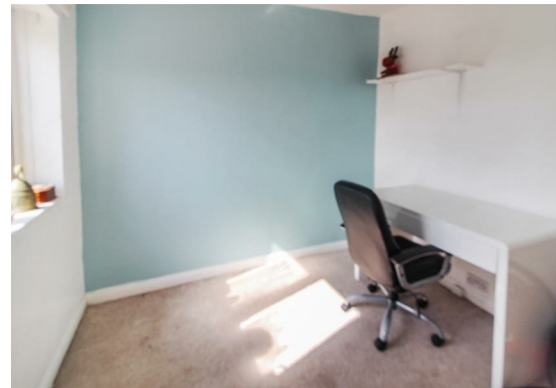
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase 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.

A spacious property, with versatile accommodation across three floors, situated close to the market square, to the north east of the town. Benefitting from gas central heating and double glazing and with off street parking.



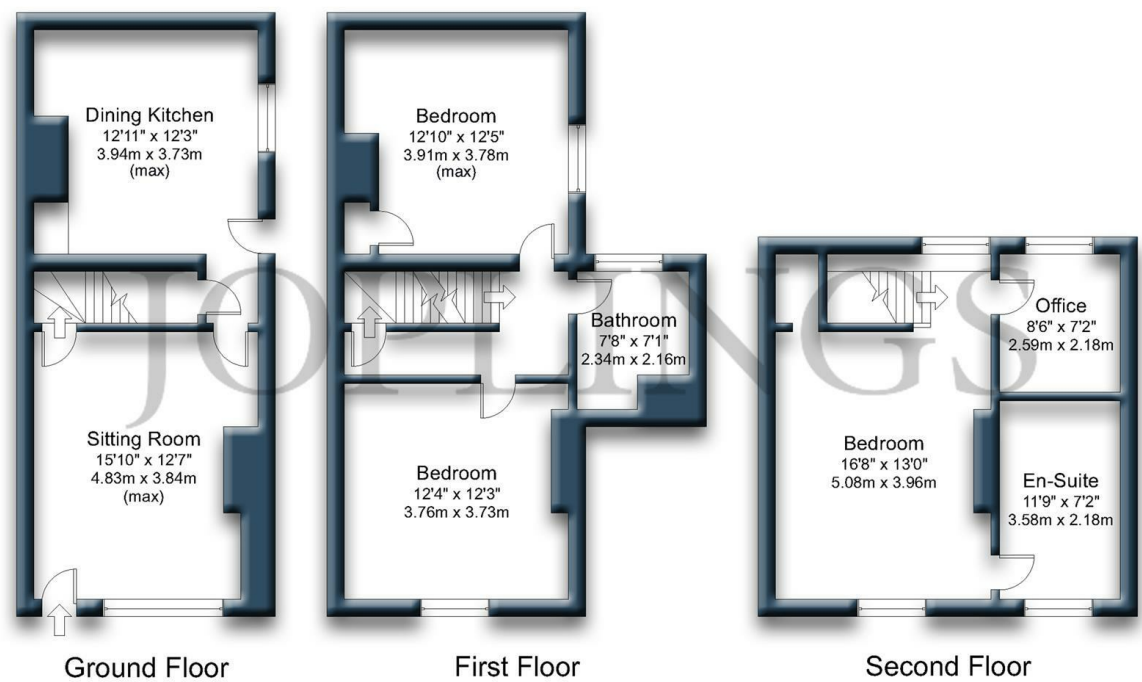




Comprising of a lounge, kitchen/diner, four double bedrooms, two bathrooms and private rear courtyard and outbuilding. The property would benefit from modernisation throughout.



FLOOR PLAN

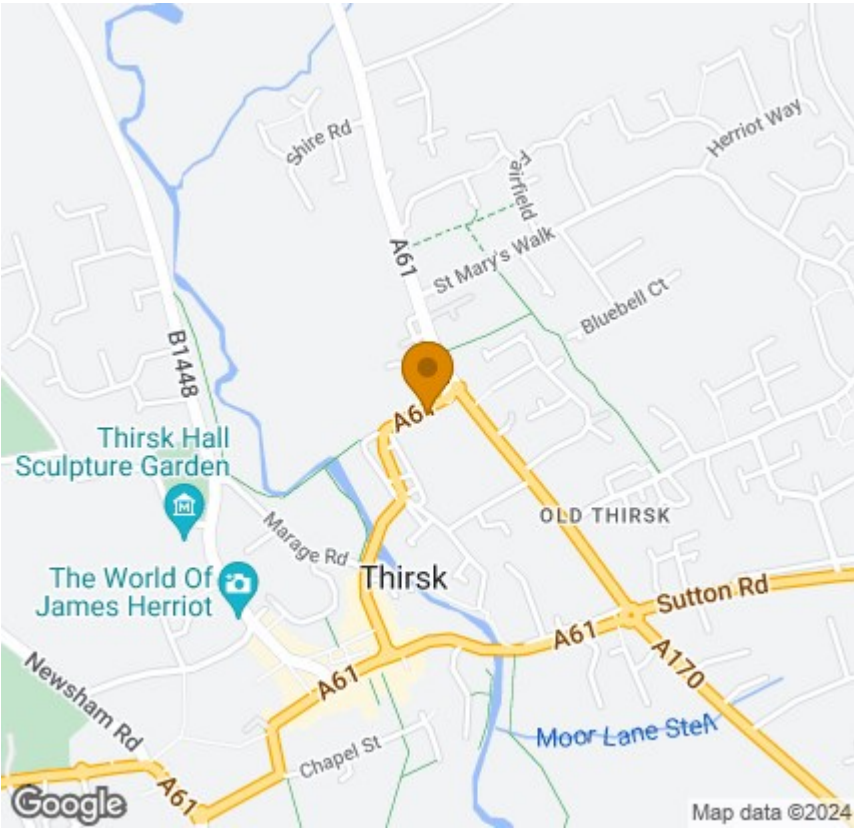


Gross internal floor area (approx.): 120.5 sq m (1,298 sq ft) Not to Scale. Copyright © Apex Plans.

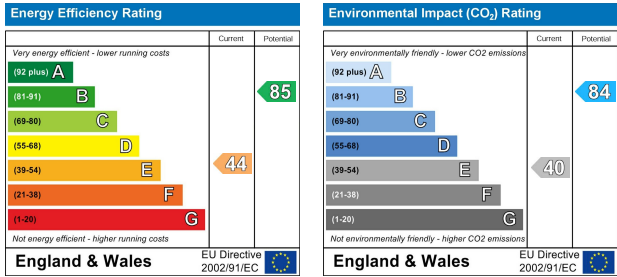
VIEWING

Please contact our Thirsk Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.

AREA MAP



ENERGY EFFICIENCY GRAPH



Joplings Property Consultants

10 North St, Ripon, HG4 1JY  
01765 694800  
ripon@joplings.com

19 Market Place, Thirsk YO7 1HD  
01845 522680  
thirsk@joplings.com

www.JOPLINGS.com

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.