

**AUCTION**



**\*\* TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £35,000 PLUS RESERVATION FEE \*\***

**\*\* TO BE SOLD WITH TENANTS IN SITU \*\*** A two bedroom semi detached house with uPVC double glazing and gas central heating. The floorplan briefly comprises: entrance vestibule, lounge, extended open plan fitted kitchen/dining room and downstairs WC. To the first floor are two bedrooms and the family bathroom/WC. Externally is a palisade to the front and an enclosed garden to the rear. Hereford Street is located within close proximity of local schools and amenities and only a short distance from Hartlepool town centre. Internal viewing comes recommended in order to appreciate the full potential of this property.

**Hereford Street, Hartlepool, TS25 1QZ**

**2 Bed - House - Semi-Detached**

**Starting Bid £35,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**

 **SMITH &  
FRIENDS**  
ESTATE AGENTS

**Hereford Street, Hartlepool, TS25 1QZ**

### **Auctioneer's Comments**


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 4.5% 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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