



**\*\* FOR SALE BY MODERN AUCTION \*\***

**\*\* HIGHLY SOUGHT AFTER VILLAGE LOCATION \*\* \*\* CURRENTLY SPLIT INTO TWO APARTMENTS \*\***  
**\*\* SUBSTANTIAL ACCOMMODATION OVER FOUR FLOORS \*\* \*\* GRADE II LISTED \*\***

We anticipate demand to be high for this sizeable period property that forms part of this private development where one can walk for miles and enjoy seeing beauty around the village or simply relax and unwind in the large tree lined communal garden shared between Banks Terrace residents. The property currently consists of a ground and lower ground two bed apartment and a first and second floor, three bedroom apartment. It is in need of updating which has been reflected within the competitive asking price with viewings strongly recommended to appreciate the size, versatility and potential on offer. In our opinion, it would make an ideal family home or investment opportunity. It features wooden single glazed windows and gas central heating, both apartments having their own boiler.

Please Note: Council tax band B for upper flat and band C for lower flat. Freehold basis. EPC Band D  
 Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

**Banks Terrace, Darlington, DL2 2DE**

**5 Bed - House - Townhouse**

**Guide Price £225,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Banks Terrace, Darlington, DL2 2DE



Externally, there is a pleasant courtyard to the rear, along with a garage, accessible from Hurworth Road, ideal for secure parking or storage (restricted for some vehicle access). There is hard standing parking between the residents along with the shared garden (contribution of £20 per calendar month payable to a residents association for the up keep).

Banks Terrace is a lovely setting hidden away within the village and within walking distance of Rockcliffe Hall Hotel Spa & Golf Course. The village has a local shop, doctors surgery, pharmacy and highly regarded primary and secondary schools.

Ground and lower ground apartment consists of: Entrance hallway, spacious lounge to the front with a bay window flooding the room with natural light, fitted kitchen and bathroom with three piece white suite. Small inner hall, separate w.c. and stairs to lower ground featuring two double bedrooms and two generous cupboards.

First and second floor apartment consists of: Light and airy landing/hallway, excellent size lounge, kitchen, small inner hallway, bathroom with three piece white suite and bedroom/office. Stairs to second floor enjoying a good size master bedroom with eaves storage and single bedroom with Velux window.

### 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 buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

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.

### Referral Arrangements

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.



# Banks Terrace, Darlington, DL2 2DE



## GROUND FLOOR APARTMENT

### ENTRANCE HALLWAY

### LOUNGE

13'9" x 17'5" (4.20m x 5.32m)

### KITCHEN

13'7" x 10'9" (4.15m x 3.29m)

### BATHROOM

4'8" x 8'9" (1.44m x 2.68m)

### INNER HALL

### SEPARATE W.C.

## LOWER GROUND FLOOR

### BEDROOM

17'3" x 13'7" (5.28m x 4.16m)

### BEDROOM

481m x 415m (146.61mm x 126.49mm)

## FIRST FLOOR APARTMENT

### LANDING/HALLWAY

### LOUNGE

15'10" x 13'9" (4.84m x 4.21m)

### KITCHEN

13'7" x 10'5" (4.16m x 3.19m)

### INNER HALLWAY

### BATHROOM

### BEDROOM/OFFICE

9'4" x 6'9" (2.87m x 2.08m)

## SECOND FLOOR

### BEDROOM

14'5" x 11'11" (4.41m x 3.64m)

### BEDROOM

8'2" x 6'11" (2.50m x 2.11m)

### FRONT EXTERNAL

### REAR YARD

### GARAGE



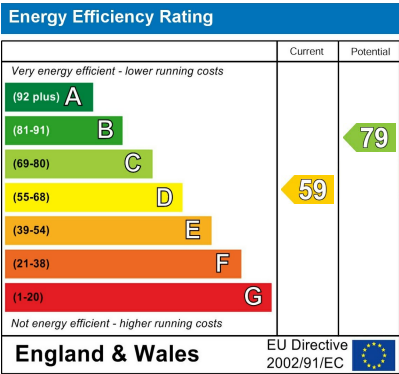
Banks Terrace, Darlington, DL2 2DE

Banks Terrace, Hurworth Road  
Approximate Gross Internal Area  
2519 sq ft - 234 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd. 2024

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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