



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

**** GENEROUS CORNER PLOT ****

**** EXTREMELY POPULAR HARROWGATE HILL ** ** EASY REACH OF THE A1(M) and A66 ****

**** IDEAL INVESTMENT OPPORTUNITY or FAMILY HOME ****

Competitively priced three bedroom semi detached property brought to the market with NO ONWARD CHAIN. We anticipate demand to be high as the property benefits from a sizeable side/rear corner plot, ideal to allow for an extension or development subject to the relevant content & planning permission.

There is uPVC double glazing and gas central heating.

Please Note: Council tax band B. Freehold basis. EPC Rating D.

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

The Leas, Darlington, DL1 3DA

3 Bedroom - House - Semi-Detached

Guide Price £100,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

The Leas, Darlington, DL1 3DA

GROUND FLOOR

Entrance hall with stairs to the first floor. Good size lounge to the front ideal for entertaining. Kitchen dining to the rear, providing a range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, chimney style cooker hood, single oven, inset lighting, two windows to the rear elevation and a useful under stairs storage cupboard housing the combi boiler.

FIRST FLOOR

Landing with window to the side elevation, three good size bedrooms, ideal for a growing family, the second bedroom with a built-in wardrobe and fitted storage. Bathroom comprising of a panelled bath, overhead shower, basin, w.c. and a chrome towel radiator.

EXTERNALLY

Commands a large corner plot with mature gardens to the front, side and rear. The sizeable rear/side plot is a 'must see' and has huge potential. There is currently no fence dividing number 29 and number 31 at the rear.

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.

ENTRANCE HALL



The Leas, Darlington, DL1 3DA

LOUNGE
14'3x13'5 (4.34mx4.09m)

KITCHEN/DINER
16'11x7'11 (5.16mx2.41m)

FIRST FLOOR LANDING

BEDROOM
10'3x8'11 (3.12mx2.72m)

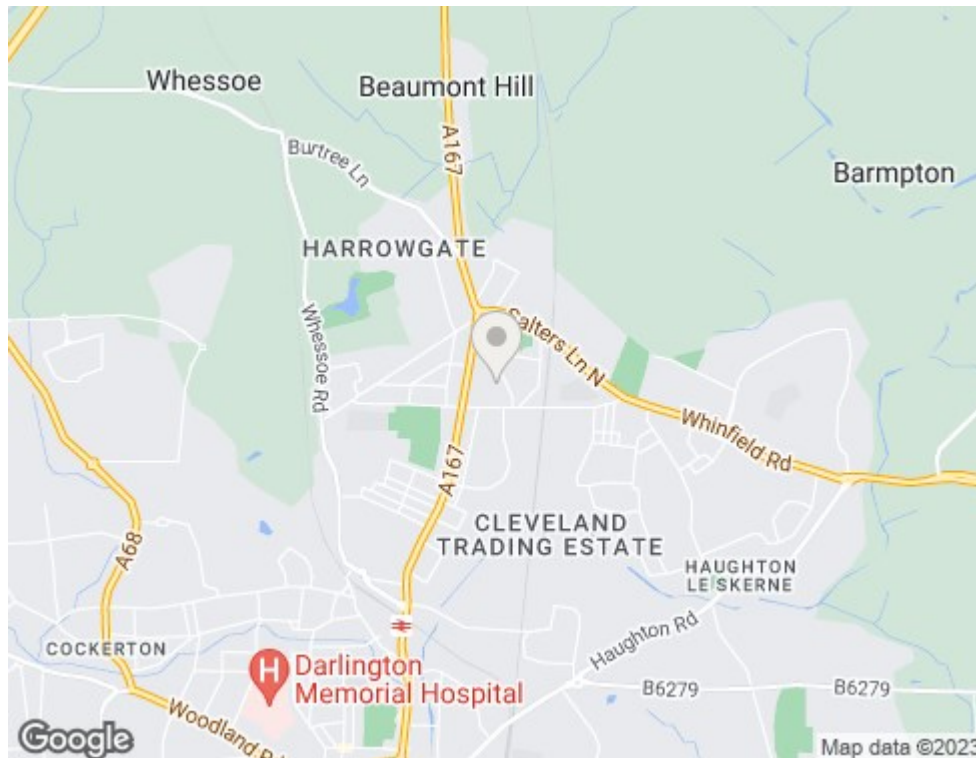
BEDROOM
11'4x9'10 (3.45mx3.00m)

BEDROOM
7'10x6'8 (2.39mx2.03m)

BATHROOM/W.C.

FRONT EXTERNAL

REAR GARDEN



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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

Visit. . . robinsonsteesvalley.co.uk

The Leas

Approximate Gross Internal Area
721 sq ft - 67 sq m

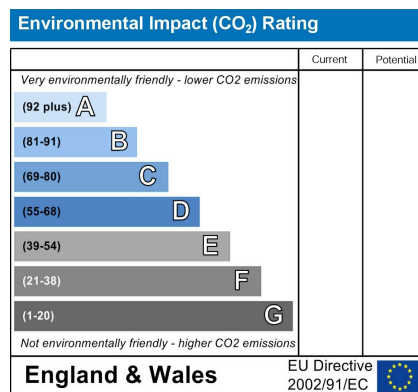
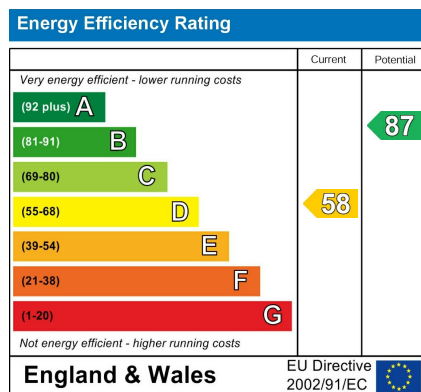


GROUND FLOOR

FIRST FLOOR

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.

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