



** FOR SALE BY MODERN AUCTION **

** EXTREMELY POPULAR HARROGATE HILL ** ** LARGE GROUND FLOOR EXTENSION **
** CUL DE SAC LOCATION ** ** NO ONWARD CHAIN ** ** IDEAL FAMILY HOME **

Smith & Friends Estate Agents have pleasure in marketing this larger than average, extended, three bedroom semi detached property superbly positioned on this choice cul-de-sac, enjoying a South facing rear garden thus enjoying the majority of the afternoon and evening sun. Off street parking to the front and garage for further secure parking or storage. The home has been well placed into today's market and we anticipate demand to be high as we expect the home would suit a variety of buyers including a first time buyer, family or as an investment opportunity.

Please Note: Council tax band C. Freehold basis. EPC Band D
Please contact Smith & Friends to arrange a viewing

Hendren Close, Darlington, DL3 0JD

3 Bed - House - Semi-Detached

Guide Price £115,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



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There is uPVC double glazing, gas central heating, two excellent sized reception rooms, plus kitchen diner with the addition benefit of the utility room adding to what is an excellent amount of accommodation to the ground floor. Three good size bedrooms will appeal to a growing family, the cupboard to the master bedroom has been converted to allow a shower cubicle. The home is in need of some updating which, in our opinion has been reflected within the competitive asking price. Viewings strongly recommended to appreciate what this home has to offer but, also the future potential.

GROUND FLOOR

Entrance hall, left of the hallway is a generous lounge to the front with the fireplace and pleasant open archway to a dining area perfect to entertain family and friends. The dining room leads to the useful utility room with further units with laminate works surfaces, sink unit and all leading to the garage which means it is possible to reach cars undercover, a feature not to be underestimated during those colder months. Spacious kitchen diner, running front to rear and perfect for the coming and goings of an active family life. The kitchen provides a range of wall and units with laminate work surfaces, breakfast bar, five ring gas hob, extractor hood, single oven and uPVC door giving access to a patio area.



FIRST FLOOR

Window allowing natural light, family bathroom white suite comprising of a panelled bath, wash basin, w.c. and chrome radiator. Well appointed bedrooms with fitted wardrobes and the converted cupboard now feature a shower cubicle.



EXTERNALLY

The property enjoys an excellent position on this cul-de-sac which lies within easy reach of local shops, amenities, schooling and transport links to the A1(M) and A66. Block paved driveway to the front for off street parking leading to the garage with up and over door, lighting and power. There is no pedestrian side access to the rear garden which gives it that sense of security. It has a favourable South aspect and is laid to lawn with gravel patio areas and mature borders.



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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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

LOUNGE

10'10" x 16'7" (3.31m x 5.07m)

DINING AREA
11'8" x 10'9" (3.58m x 3.28m)

UTILITY ROOM
8'1" x 8'5" (2.48m x 2.59m)

KITCHEN DINER
9'2" x 16'6" (2.80m x 5.05m)

FIRST FLOOR LANDING

BEDROOM
10'10" x 9'10" (3.32m x 3.02m)

BEDROOM
9'2" x 9'6" (2.81m x 2.91m)

BEDROOM
7'10" x 6'5" (2.39m x 1.98m)

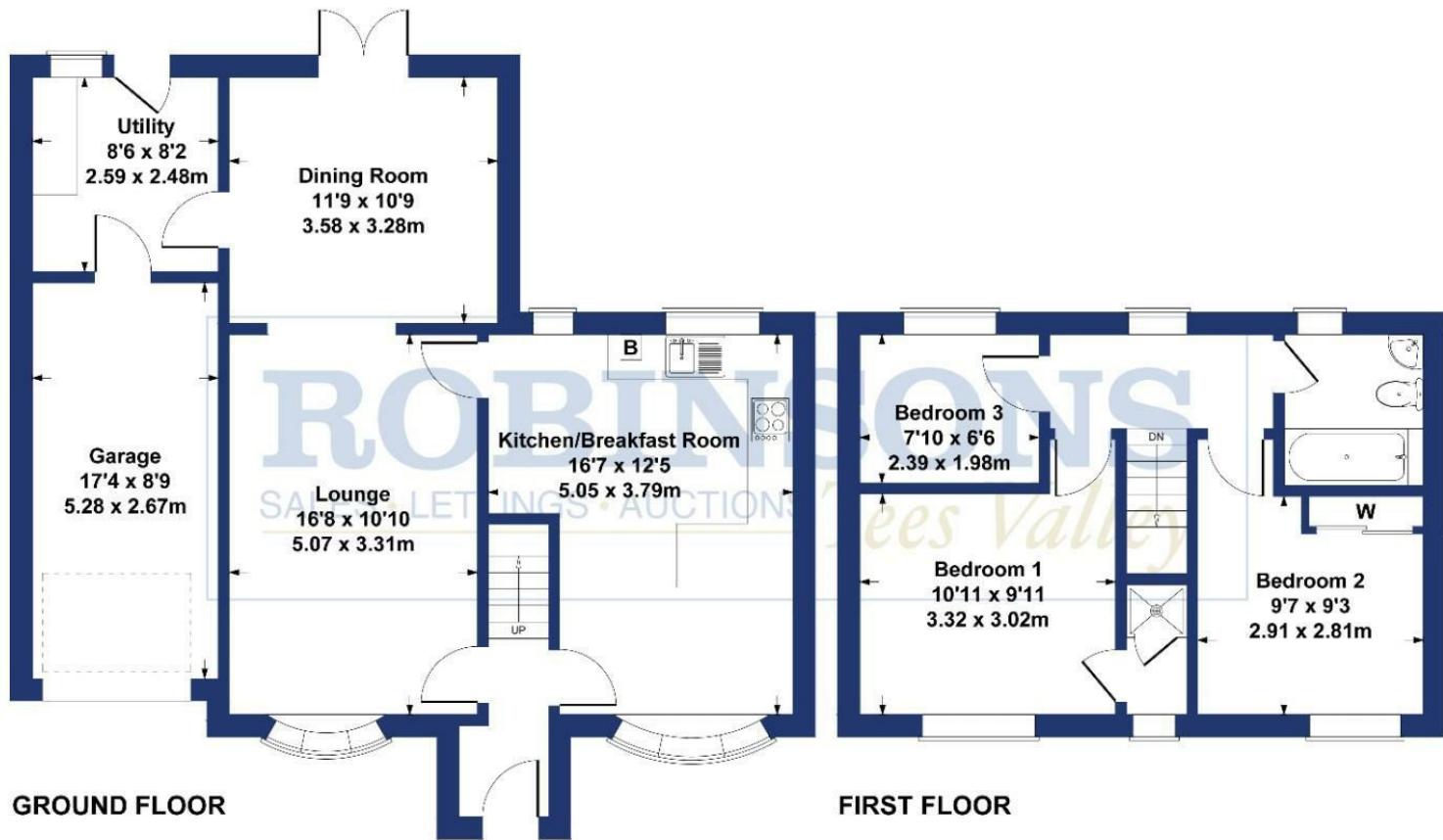
BATHROOM/W.C.
6'0" x 6'5" (1.85m x 1.96m)

FRONT EXTERNAL

REAR GARDEN



Hendren Close
Approximate Gross Internal Area
1203 sq ft - 112 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.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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