



\*\*\* FOR SALE VIA AUCTION \*\*\* START BID £140,000 \*\*\* SUBJECT TO RESERVE PRICE \*\*\*

\*\*\* PLEASE REFER TO AUCTIONEER COMMENTS \*\*\*

Charming Period Two Bedroom Home in the Heart of Great Ayton  
Offered by Smith & Friends Estate Agents

Located in the highly sought-after village of Great Ayton, this delightful two-bedroom period home presents a wonderful opportunity for buyers looking to create their ideal village residence. Full of character and potential, the property offers spacious accommodation comprising two generous reception rooms, two well-proportioned bedrooms, and the benefit of double glazing throughout.

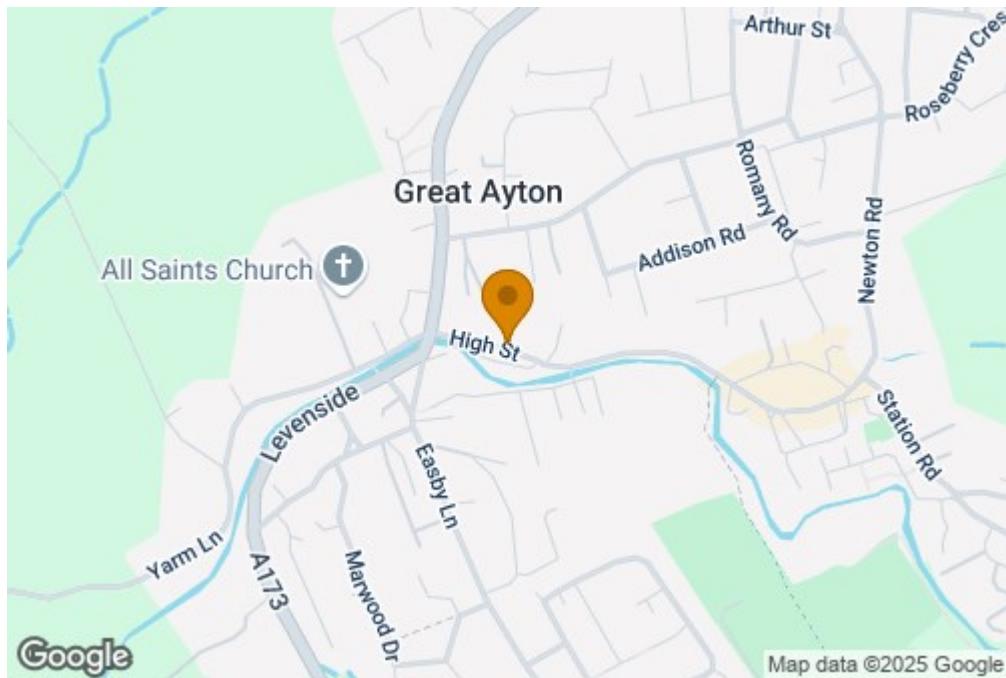
While the property does require modernisation, it offers the perfect canvas to refurbish to your own tastes and style, retaining original charm while

**High Street, Middlesbrough, TS9 6NH**  
**2 Bedroom - House - Mid Terrace**  
**Starting Bid £140,000**  
**EPC Rating: E**  
**Tenure: Freehold**  
**Council Tax Band: C**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# High Street, Middlesbrough, TS9 6NH



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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		83
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC