



High Street, Great Ayton, TS9 6NH

Starting Bid £275,000

EPC Rating: E  
Tenure: Freehold  
Council Tax Band: C



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# High Street Great Ayton Middlesbrough TS9 6NH

A fantastic opportunity to purchase 3 properties and a shop front, the properties are being sold by auction as one lot. The properties comprise of 39 High Street - a 2 bedroom property with shop front, 39a High Street - a 3 bedroom property and 41 High Street - a 2 bedroom property. Situated in the sought after village location, Great Ayton is a scenic, picturesque, and peaceful North Yorkshire village, renowned for its strong community, rich Captain Cook history, and stunning moorland setting. Located on the River Leven, it features iconic views of Roseberry Topping, making it a popular, historic, and vibrant destination.











### AUCTIONEERS COMMENTS

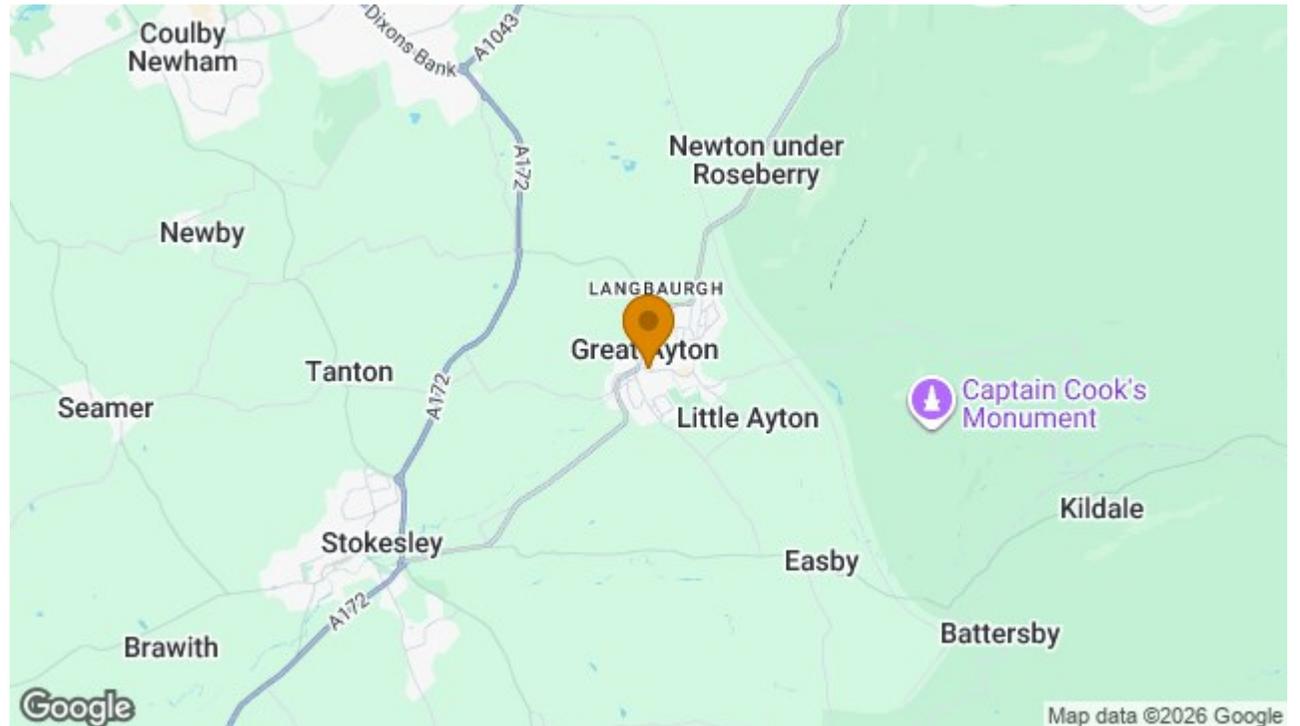
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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.

### 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>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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 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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