

START BIDS £140,000 SUBJECT RESERVATION FEE

SMITH AND FRIENDS are delighted to offer for sale this spacious three bedroom semi detached house in this popular Nunthorpe location, offered with NO CHAIN INVOLVED. The property requires modernisation and improvement but offers excellent potential to create an excellent family home in a great location. The spacious living accommodation briefly comprises: entrance hallway with staircase to the first floor, good sized lounge and separate dining room, conservatory, fitted kitchen and utility to the ground floor. To the first floor landing is three bedrooms, the shower room and separate WC.

Externally 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 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 4.2% 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.

York Road, Middlesbrough, TS7 0EZ

3 Bed - House - Semi-Detached

Starting Bid £140,000

EPC Rating: C

Council Tax Band C

www.smith-and-friends.co.uk

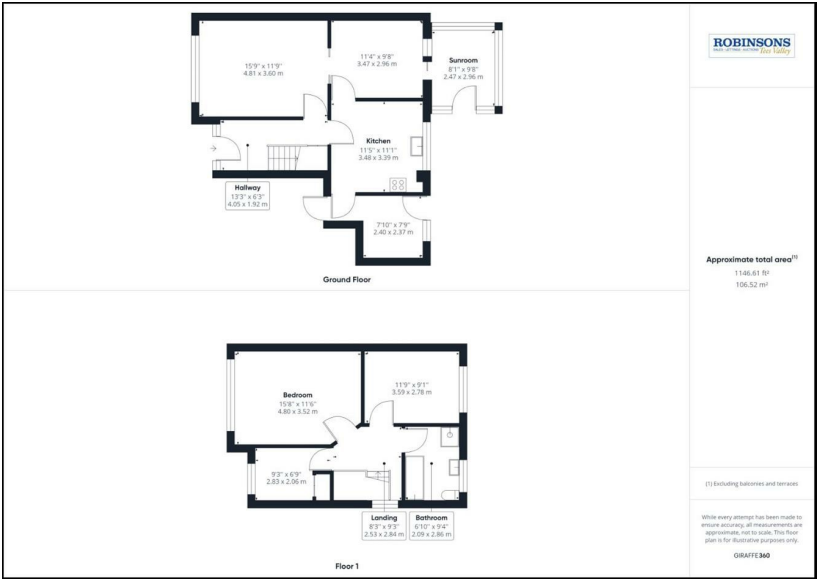


**SMITH &
FRIENDS**
ESTATE AGENTS

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



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	Current	Potential
	79	83
EU Directive 2002/91/EC		

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