



\*\*\* FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £599,950 PLUS RESERVATION FEE \*\*\*

This is a rare and exciting opportunity to purchase this property off Guisborough Road, Nunthorpe. The property has been previously used as two self contained apartments (rented at 525pcm each) and a home for the vendor to the ground floor. The property is set on a substantial size secluded plot (approx. 1 acre of land) and tucked away from the road allowing plenty of privacy. The wraparound garden is lined with a tennis court, mature shrubs and trees, a separate double garage and parking for an extensive number of vehicles.

In brief the property consists of a three bedroom, three bathroom home to the ground floor with two large reception rooms and a stylish fitted kitchen. To the rear is two, two bedroom apartments with two bathrooms accessed via its own private entrance and up the stairs.

Upsall Lodge is well placed and within easy reach of well-regarded schools, Nunthorpe train station and local amenities. Viewings come highly recommended to fully appreciate the size and layout, for further information or to arrange your viewing please contact Robinsons on 01642 313666.

\*\*\* Please note the property is of freehold tenure \*\*\*

EPC Rating for Ground Floor: C

EPC Rating for the two self contained parts of the building: Both C  
Please ask the Agent to see copy of the EPC'S.

**Guisborough Road, Middlesbrough, TS7 0LD**

**7 Bed - House - Detached**

**Starting Bid £599,950**

**EPC Rating**

**COUNCIL TAX BAND C**

**[www.robinsonsteesvalley.co.uk](http://www.robinsonsteesvalley.co.uk)**

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## Guisborough Road, Middlesbrough, TS7 0LD

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. 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 £300.00 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.

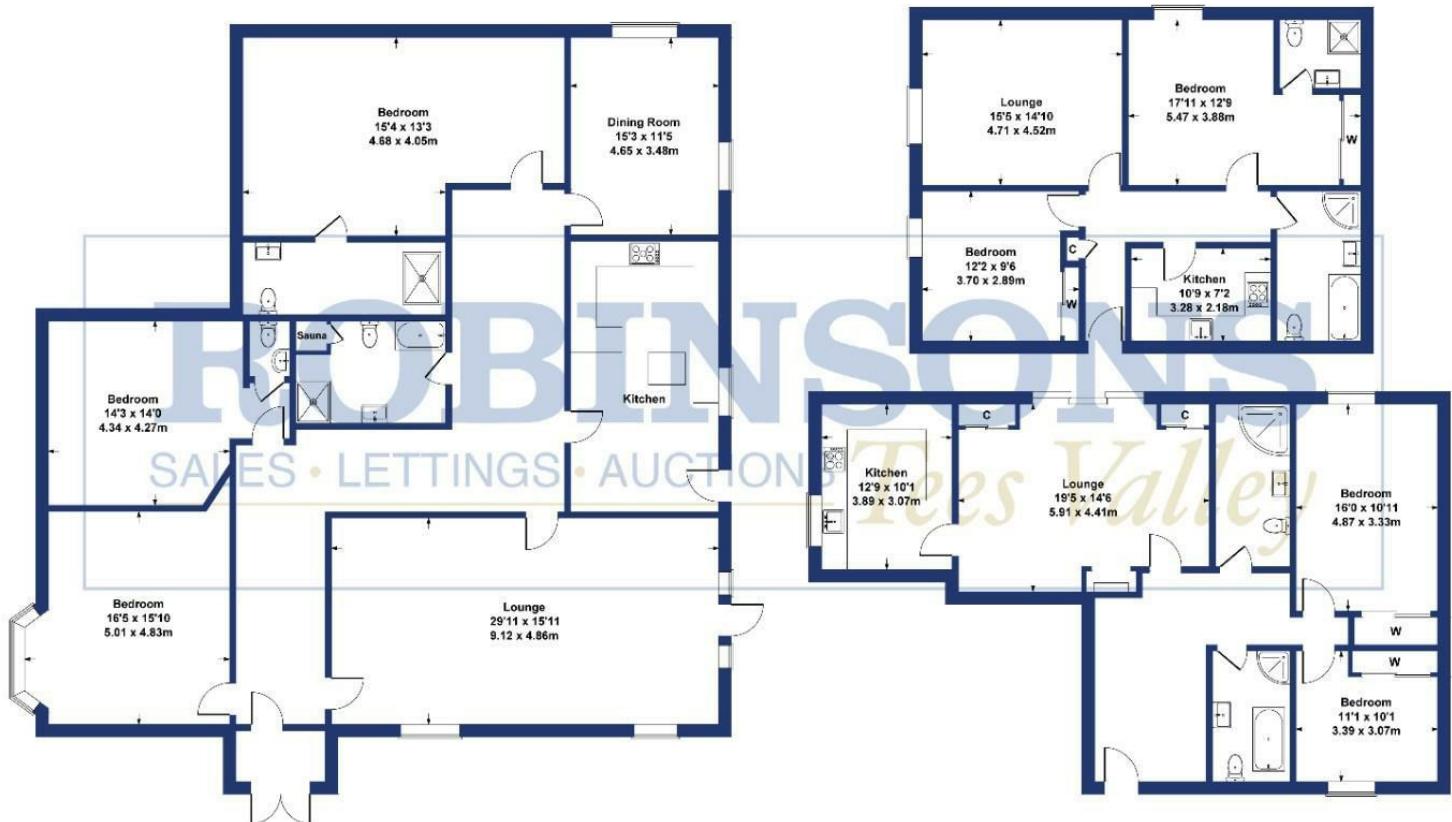


## Guisborough Road, Middlesbrough, TS7 0LD



# Upsall Lodge

Approximate Gross Internal Area  
4359 sq ft - 405 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.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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