



*** 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 incorporating modern comforts.

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



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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 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.



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-58) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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