



Haresfield Way, Ingleby Barwick, TS17 0YL
2 Bed - House - Terraced
Guide Price £105,000

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



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Offered to the market with NO ONWARD CHAIN, this two-bedroom terraced home is situated in the ever-popular Beckfields area of Ingleby Barwick and presents an excellent opportunity for first-time buyers, investors, or those looking to put their own stamp on a property.

Priced to reflect the modernisation required, this home offers fantastic potential and has been competitively marketed for a quick sale.

The accommodation briefly comprises an entrance porch leading into a generous living room featuring an electric fire with a feature fireplace. To the rear is a kitchen/diner with access to the garden.

To the first floor are two bedrooms, including a good-sized double and a single bedroom, along with a family bathroom.

Externally, the property occupies a pleasant position overlooking a green open space to the front, while the rear garden is mainly laid to lawn, enjoys a good degree of privacy as it is not overlooked, and provides access to two allocated parking spaces.

Ideally located within walking distance of Beckfield Shops and close to highly regarded schools, amenities, and excellent transport links, this property offers superb value for those seeking a home with potential in one of Ingleby Barwick's most sought-after locations.

Early viewing is highly recommended.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

FOR SALE BY AUCTION. STARTING BID PRICE £105,000



GROUND FLOOR

Entrance
4'9" x 3'4" (1.46m x 1.02m)

Living Room
11'6" x 13'8" (3.52m x 4.17m)

Kitchen
11'7" x 10'0" (3.55m x 3.07m)

FIRST FLOOR

Landing
6'4" x 5'1" (1.95m x 1.57m)

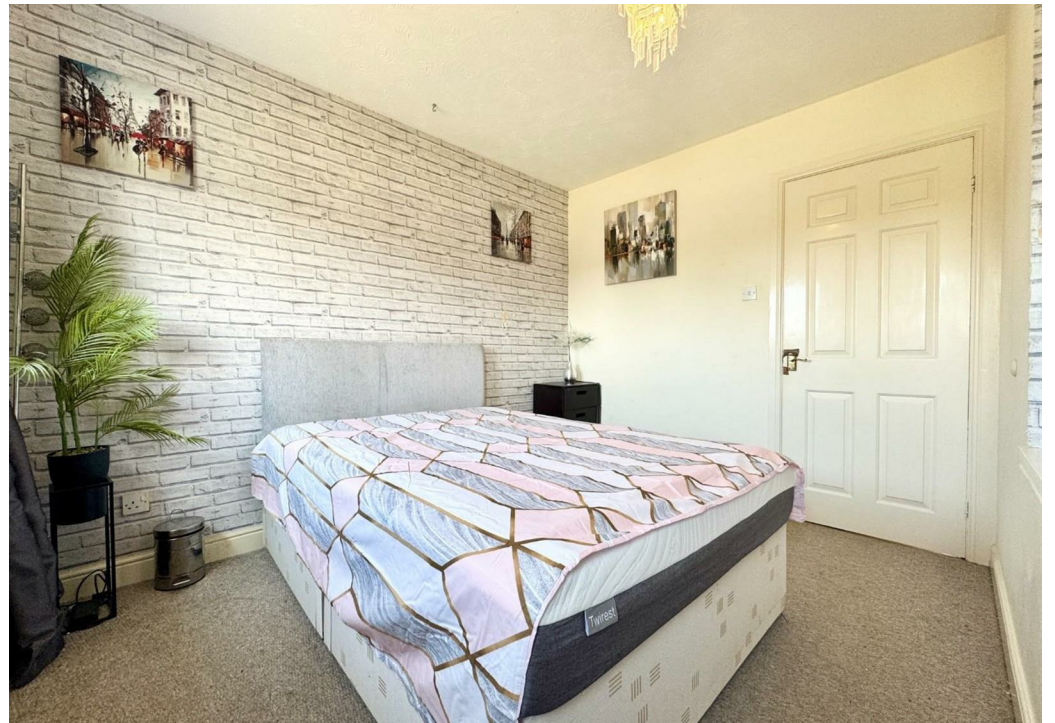
Bedroom 1
11'8" x 10'9" (3.57m x 3.29m)

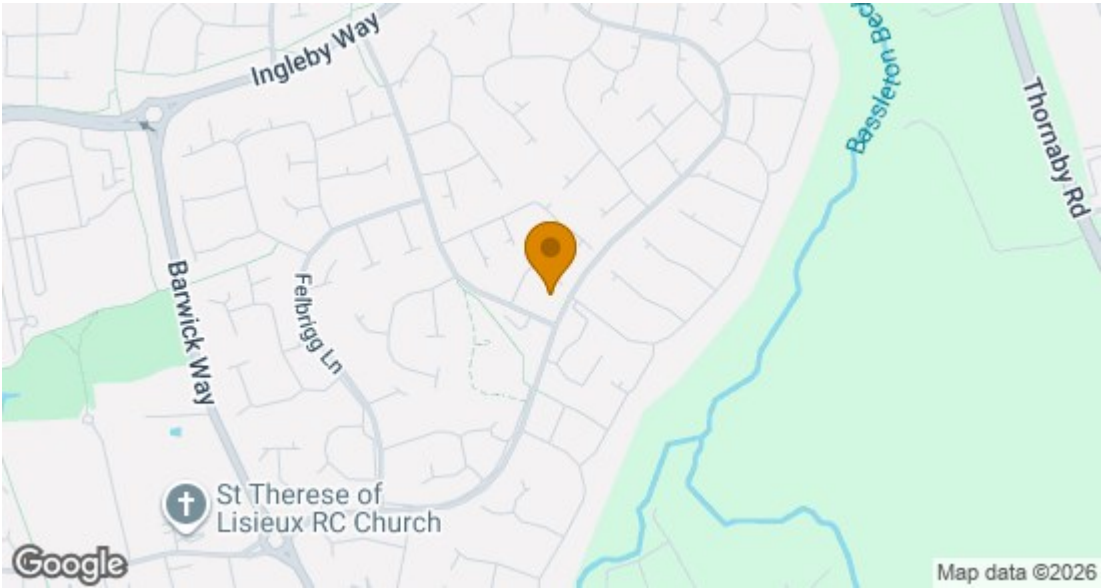
Bedroom 2
6'4" x 10'8" (1.95m x 3.26m)

Bathroom
4'11" x 7'7" (1.50m x 2.32m)

Auctioneer Comments:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(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

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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