



FOR SALE BY AUCTION. STARTING BID PRICE £120,000

*** Ideal for Investor or First Time Buyer ***

SMITH & FRIENDS are Delighted to Market this One-Bedroom Ground Floor Apartment, Located just off Yarm High Street, close to local shops, schools and bus routes. This property would suit a First Time Buyer, or an Investor looking for a Buy-to-Let Property.

The Accommodation Briefly Comprises: Entrance Hall, with Storage Cupboards, Lounge, Original Kitchen, One Bedroom with Built in Wardrobes and Three Piece Bathroom.

Externally, the property has a Lovely Communal Lawned Garden and Allocated Parking Bay.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended.

High Church Wynd, Yarm, TS15 9BQ

1 Bed - Flat

Starting Bid £120,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



High Church Wynd, Yarm, TS15 9BQ

Entrance Hall

7'2" x 3'4" (2.20m x 1.02m)

Lounge

14'6" x 11'6" (4.44m x 3.52m)

Kitchen

5'11" x 9'1" (1.81m x 2.78m)

Bedroom 1

9'2" x 9'5" (2.80m x 2.89m)

Bathroom

7'2" x 5'10" (2.19m x 1.79m)

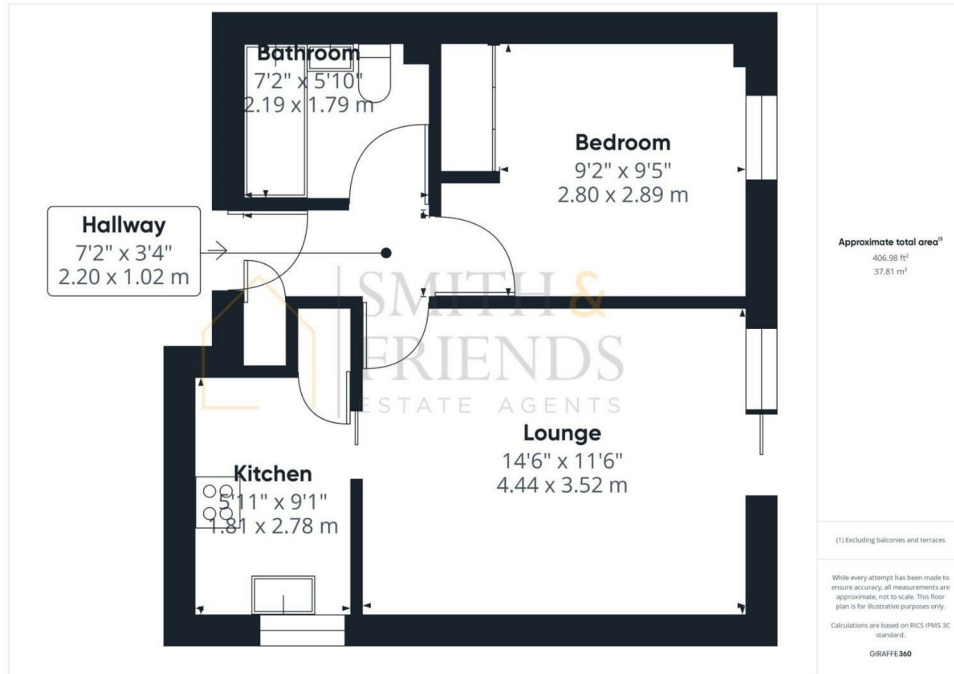
Auctioneer Comments:

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 will pay £445 inc VAT for this pack.

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 £450. These services are optional.



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		86 67
(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		EU Directive 2002/91/EC	

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