



**Emmetts Garden, TS17 0YH**  
**3 Bed - House - Semi-Detached**  
**£135,000**

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



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS







# Emmetts Garden, TS17 0YH

\*\*\* NO CHAIN SALE \*\*\*

NEW TO THE MARKET, with Smith & Friends, this Three Bedroom Semi-Detached House, Located within the Sought After Area of Beckfield's, Ingleby Barwick. Situated within a quiet Cul de Sac and within walking distance of the local amenities.

The Property Briefly Consists of; Entrance Hall providing access to a Spacious Living Room and an Open-Plan Kitchen/Diner. The First Floor consists of; Landing, Bedroom one with built in wardrobes, Bedroom Two with Built-In Wardrobes, a Third Single Bedroom and a Family Bathroom.

Externally, the Property has a Well Maintained Enclosed Rear Garden which wraps around the side of the property. The front of the property has a Single Detached Garage and a Long driveway, with an additional benefit of a Lovely Lawn.

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

FOR SALE BY AUCTION. STARTING BID PRICE £135,000

## GROUND FLOOR

### Entrance Hall

3'3" x 5'2" (1.00m x 1.60m)

### Living Room

13'6" x 11'10" (4.14m x 3.61m)

### Kitchen / Diner

9'3" x 14'11" (2.84m x 4.56m)

## FIRST FLOOR

### Landing

8'11" x 6'9" (2.74m x 2.06m)

### Bedroom 1

11'0" x 7'11" (3.37m x 2.42m)

Built-In Wardrobes

### Bedroom 2

9'8" x 7'10" (2.96m x 2.41m)

Built in Wardrobes

### Bedroom 3

7'11" x 6'8" (2.43m x 2.05m)

### Family Bathroom

5'7" x 6'8" (1.71m x 2.04)

## DETACHED SINGLE GARAGE

8'7" x 15'10" (2.62m x 4.84m)

Electric Roller Door

## 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.



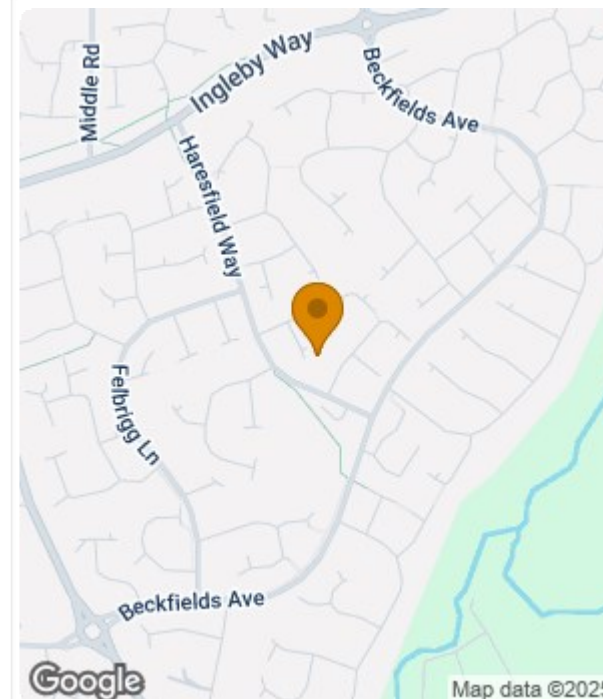


Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
790 ft<sup>2</sup>  
73.3 m<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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 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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