



Holme Field, Frosterley, DL13 2QZ
2 Bed - House - End Terrace
Starting Bid £115,000

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Holme Field

Frosterley, DL13 2QZ

FOR SALE VIA MODERN METHOD OF AUCTION. GUIDE PRICE: £115,000 PLUS RESERVATION FEE

* NO ONWARD CHAIN * TO BE SOLD FULLY FURNISHED * TWO DOUBLE BEDROOMS * TWO RECEPTION ROOMS * POPULAR WEARDALE VILLAGE * REAR YARD * WALKING DISTANCE TO GROCERY STORE, BUS LINKS AND VILLAGE PUBLIC HOUSE * VIEWING HIGHLY RECOMMENDED *

We have the pleasure of bringing to the sales market with the benefit of no onward chain, this two double bedroom end terrace house which is being sold fully furnished. The house is beautifully presented and has contemporary decoration and flooring throughout and many attractive features, including a modern fitted kitchen and bathroom with three piece suite, and solid oak internal doors. It is warmed by a gas combination boiler and has UPVC double glazed windows, most windows with fitted blinds.

The property is currently being used as a holiday home for the current owner and all furniture will be included in the sale. In our opinion, the house would be a fantastic purchase for a number of buyers including those looking for a holiday home and those looking for full time residence.

The internal accommodation comprises; lounge with electric fire with surround, two windows to the front and side aspect and staircase to the first floor landing. Kitchen which is fitted with a modern range of wall, base and drawer units with fitted appliances, including hob, oven, extractor fan, microwave, washing machine and dishwasher, and freestanding fridge/freezer which will be included in the sale. Dining room with window to the rear aspect and cupboard housing the combination boiler.

The first floor landing is a generous size with space for storage/dressing area and leads to two double bedrooms, the main having two built in wardrobes. To conclude the accommodation there is a family bathroom with three piece suite, including bath with shower over and shower screen, wash hand basin in vanity unit and WC.













OUTSIDE

The property has an enclosed yard to the rear which has been designed for easy maintenance with a timber decking and gravelled slate areas, a outdoor table and chairs will also be included in the sale. The yard also has a bike store and dog wash area which would also be ideal for other purposes, two security lights and two electric sockets. The yard is enclosed with gated access to the front street.

LOCATION

The property is well positioned in the popular village of Frosterley in Weardale and is surrounded by an abundance of countryside views and walks, including the river Wear which is approximately a five minute walk away and has beautiful countryside views. The village has a primary school, grocery store, and a local country pub. It is on a regular bus route giving access to neighbouring towns and villages including, Stanhope, Wolsingham and Crook which has a wider range of amenities. Occasionally there is a train that runs from Stanhope to Bishop Auckland.

VIEWINGS

Viewings are highly recommended and are by appointment only, please contact Robinsons Crook office to arrange yours.

AGENTS NOTES

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: D

Durham Council Tax Band: A

Annual Price:

£1,469 (min)

Broadband

Basic

19 Mbps

Superfast

80 Mbps

Mobile Signal: Average

Disclaimer

The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

MODERN AUCTION

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 buyer's 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 4.5% 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. 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 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.

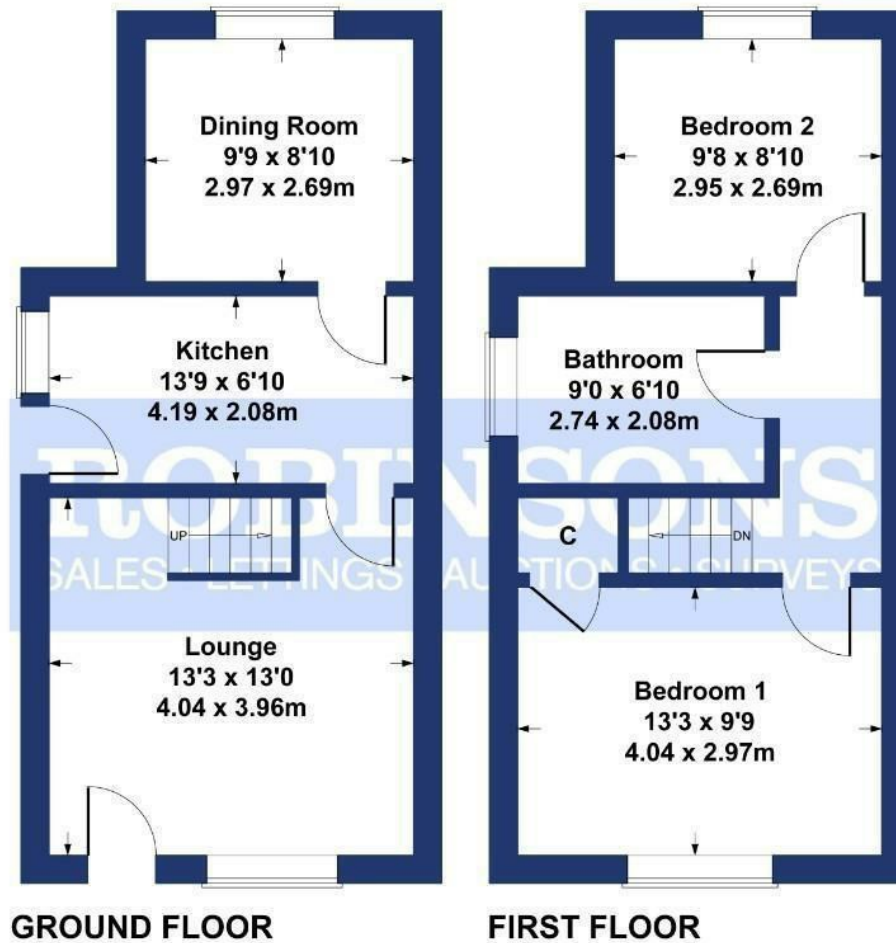
Referral Arrangements

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.



Holme Field, Frosterley

Approximate Gross Internal Area
720 sq ft - 67 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. 2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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