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Yorkshire Place, Henknowle, DL14 6UY  
2 Bed - House - Terraced  
Starting Bid £72,000

**ROBINSONS**  
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# Yorkshire Place Henknowle, DL14 6UY

**\*\* For Sale by the modern method of Auction. Starting Bids £72,000. Reservation Fees Apply \*\***

Located on Yorkshire Place, Bishop Auckland, this delightful two-bedroom mid-terraced house presents an excellent opportunity for first-time buyers and investors alike. The property is well presented throughout, offering a spacious and inviting atmosphere that is sure to impress.

Upon entering, you will find a comfortable reception room that serves as a perfect space for relaxation or entertaining guests. The modern kitchen is equipped with contemporary fittings, making it a joy to prepare meals. The property also boasts a stylish shower room, ensuring convenience and comfort for its residents.

With ample storage options, this home is designed to accommodate your needs effortlessly. The front and rear gardens provide lovely outdoor spaces, ideal for enjoying the fresh air or tending to your plants.

Parking is available for one vehicle, adding to the practicality of this lovely home. Furthermore, the property is sold with no onward chain, allowing for a smooth and straightforward purchase process.

Located in a popular residential area, this house is conveniently close to local amenities and road links, making it easy to access everything you need. Whether you are looking to settle down or invest, this well-appointed property is a fantastic choice that combines comfort, style, and convenience.

To arrange a viewing please call Robinsons on 01388 458111









## GROUND FLOOR

### Entrance Hall

### Lounge

20'7" x 10'4" max (6.28 x 3.17 max)

### Kitchen

10'3" x 9'4" (3.14 x 2.87)

## FIRST FLOOR

### Landing

### Bedroom 1

13'8" x 9'11" (4.19 x 3.03)

### Bedroom 2

10'7" x 10'7" (3.25 x 3.23)

### Bathroom

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 9 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average -Good

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1621 Min)

Energy Rating: TBC

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 & C, should be sought from a legal representative or authorities. Robinsons cannot accept liability for any information provided.

### AUCTIONEERS NOTES

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.

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. 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 £300.00 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.



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