

Yorkshire Place, Henknowle, DL14 6UY
2 Bed - House - Terraced
Starting Bid £59,000

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Yorkshire Place
Henknowle, DL14 6UY

** For Sale by the modern method of Auction. Starting Bids £59,000. 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
Council Tax: Durham County Council, Band A - Approx. £1701 p.a
Tenure: Freehold
Estate Management Charge – NA

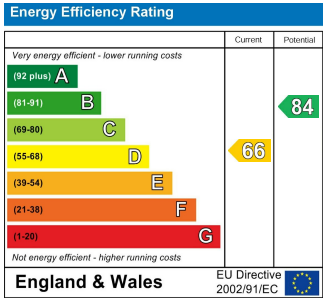
Property Construction – Standard,
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – NA
Rights & Easements – None known, check with seller
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

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.



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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