



31 Ivy Cottages, Northallerton, DL7 8TN

Two-bed Mid-Terrace House.
Starting Bids £80,000

- Investment Opportunity
- Short walk to High Street and local bus stops
- Shops, schools and leisure facilities all within easy reach
- On-street parking to the front
- 2-bed Mid-terrace House. Starting Bids £80,000
- Five-minute walk to Northallerton train station
- Small rear courtyard
- Council Tax Band A

Summary

Available Size	68.91 sq m
Price	Auction £80,000 Starting Bids
Business Rates	N/A
Service Charge	N/A
Estate Charge	N/A
EPC Rating	C

Description

An excellent opportunity for investors, landlords or owner-occupiers, this two-bedroom mid-terrace property is conveniently situated at Ivy Cottages, within walking distance of Northallerton town centre and railway station.

The property offers well-proportioned accommodation arranged over two floors. The ground floor comprises a lounge, kitchen/diner, separate utility room and bathroom. To the first floor are two spacious bedrooms, providing comfortable and versatile living accommodation.

Externally, the property benefits from a small enclosed courtyard to the rear, with on-street parking available to the front.

Location

Ivy Cottages is ideally positioned approximately five minutes' walk from Northallerton railway station and within easy reach of the High Street. Northallerton provides an excellent range of shops, cafés, schools, leisure facilities and public transport connections.

The property represents an appealing opportunity to acquire a conveniently located home or investment property in this popular North Yorkshire market town.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Residential	741.74	68.91	Available
Total	741.74	68.91	

Auction Terms

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

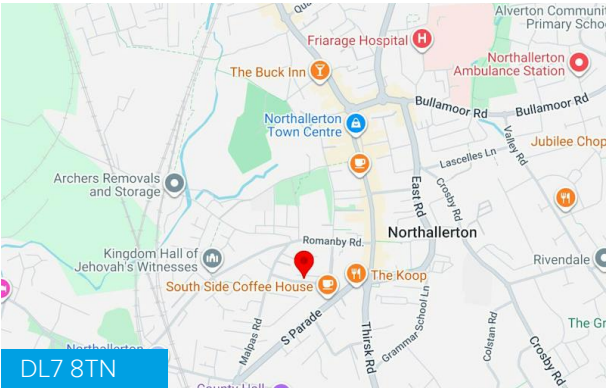
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in



Viewing & Further Information



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accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

Legal Pack

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

