



1 Cherry Croft, Northallerton, DL7 8DU

Being Sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £90,000

- Semi-detached residential property
- Refurbishment opportunity
- Private driveway parking
- Three-bedroom accommodation
- Including additional land
- Convenient access to Northallerton town centre

Summary

Available Size	710 sq ft
Price	Auction £90,000 Starting bids
Business Rates	Upon Enquiry
EPC Rating	E

Description

The property comprises a semi-detached dwelling arranged over two floors and presents an excellent opportunity for refurbishment and improvement throughout. The accommodation requires a comprehensive programme of modernisation, providing prospective purchasers with the opportunity to remodel and upgrade the property to suit their own requirements, subject to any necessary consents.

The ground floor comprises a fitted kitchen with a range of wall and base units, space for appliances and direct access to the external areas. There is also a well-proportioned reception room with a large window providing good natural light, together with a family bathroom fitted with a bath, wash hand basin and WC.

To the first floor are three bedrooms, offering well-proportioned accommodation with scope for further improvement and modernisation.

Externally, the property benefits from a wrap round garden. In addition, the sale includes a separate piece of land, which is to be included within the title, further enhancing the overall appeal and potential of the property.

The property is considered to offer significant scope for refurbishment, improvement and potential reconfiguration, subject to the necessary planning permissions and consents. The combination of the existing dwelling, generous external space and additional land provides an appealing opportunity for purchasers seeking a property with scope to add value and create a bespoke home.

Location

1 Cherry Croft is situated in an established residential area on the southern edge of Northallerton town centre. The property enjoys convenient access to a wide range of local amenities, including supermarkets, schools, leisure facilities and healthcare services, all within close proximity. Northallerton town centre offers an excellent selection of national and independent retailers, cafés, restaurants and professional services.

The property is well connected for transport, with Northallerton Railway Station located approximately 0.7 miles away, providing direct services to York, Leeds, Newcastle and London King's Cross. The A19 and A1(M) are easily accessible, offering excellent road links throughout the North East, Yorkshire and beyond.

Accommodation

The accommodation comprises the following areas:

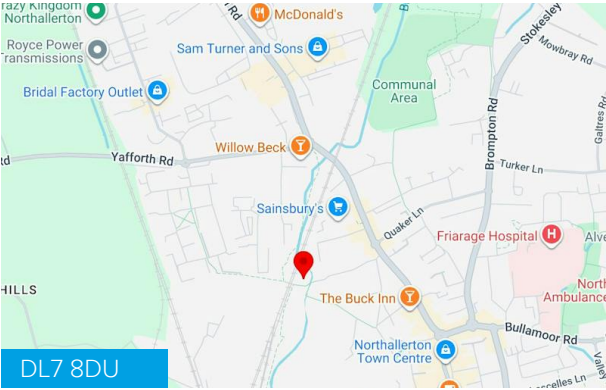
Name	sq ft	sq m	Availability
Unit - Floor Area	710	65.96	Available
Total	710	65.96	

Access to the Property

Access is obtained from Tannery Lane, Northallerton, via a small bridge leading to the property.

Auction Terms

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



Viewing & Further Information



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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 accordance with the law.

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 of up to 6% inc VAT (subject to a minimum of 6,000 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.

