



**\*\*NO ONWARD CHAIN\*\***

**\*\* AUCTION \*\***

This three-bedroom end terraced house offers spacious accommodation and excellent potential for buyers looking to make it their own. Conveniently located close to local amenities and just 20 yards from junior schooling, the property features gas central heating, double-glazed windows and doors, and enclosed private gardens to the front and rear. While some updating is needed, the layout includes an entrance hall, living room, dining room with patio doors opening onto the rear garden, and a fitted kitchen with an integrated oven and hob on the ground floor. Upstairs, there are three bedrooms and a house bathroom with a white suite. With a little work, this home can be transformed into a fantastic living space. Viewing is essential to appreciate the size and potential on offer.

EPC Rating C - Council Tax Band: B.

# Moorview Road

Northallerton, DL6

Guide Price:

**£125,000**

EPC Rating: C





#### **AUCTION INFORMATION:**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

#### **DIRECTIONS:**

From our Northallerton office head South down the High Street turning left at the first roundabout onto Friarage Street, continue straight on at the next two roundabouts onto Bullamoor Road. Take the fourth turning on the left onto Meadow Lane and then the first right onto Moorview Road where number 6 is situated on the right hand side.

#### **SITUATION:**

Moorview Road is situated in Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food, Betty's Tea



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Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesborough, Tees Valley and Leeds Bradford Airport.

## THE ACCOMMODATION COMPRISES

### Entrance Hall:

With a double glazed entrance door to side and a radiator.

### Living Room:

**17'3" x 10' (5.26m x 3.05m)**

With a double glazed window to front, laminate flooring, a radiator and a gas fire with a tiled surround.

### Dining Room:

**12' x 10'2" (3.66m x 3.1m)**

With double glazed patio doors to rear, a radiator and laminate flooring.

### Kitchen:

**11'3" x 10'7" (3.43m x 3.23m)**

With a double glazed window and a double glazed door to rear, a storage cupboard, a radiator, a range of matching fitted units with worktops over and tiled splashbacks, a single drainer sink unit, an integrated electric oven, hob and extractor hood over, space for a fridge freezer, space and plumbing for a washing machine.

### FIRST FLOOR LANDING:

With an airing cupboard and access to the roof space.

### BEDROOM ONE:

**12' x 10' (3.66m x 3.05m)**

With a double glazed window to front, a radiator and fitted wardrobes.

### BEDROOM TWO:

**12'11" x 8'11" (3.94m x 2.72m)**

With a double glazed window to rear, a radiator and built in storage cupboards.

### BEDROOM THREE:

**9'1" x 6'9" (2.77m x 2.06m)**

With a double glazed window to front and a radiator.

### BATHROOM/W.C.:

With a double glazed window to rear, a modern white suite comprises: A panelled bath with a shower over, a pedestal wash hand basin, a low flush W.C. and a radiator.

### FRONT GARDEN:

An enclosed and private front garden laid to lawn

### REAR GARDEN:

An enclosed and gravelled rear garden for ease of maintenance, with two outside store cupboards.



**CLAUSES:**

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

**MORTGAGE & FINANCIAL ADVICE:**

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ). Minimum age 18.

**PLEASE NOTE:**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

**VIEWING BY APPOINTMENT:**

Viewing is Strictly By Appointment Only.

**MATERIAL INFORMATION:**

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** No

**PARKING ARRANGEMENTS:** Off road parking

**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

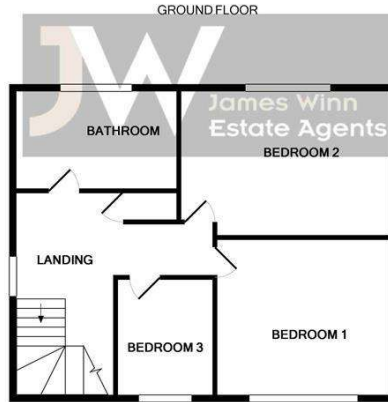
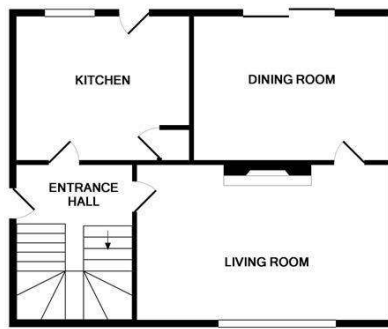
**ELECTRIC CAR CHARGER:** N/A

**MOBILE PHONE SIGNAL:** No known issues

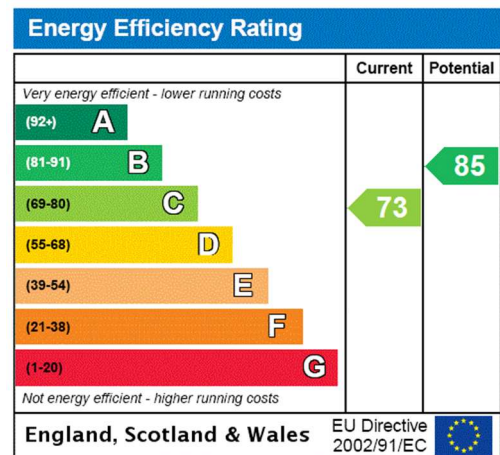
The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

**Tenure** - Freehold

**Viewing** - By appointment through James Winn



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract