James Winn
Estate Agents

4 Bedrooms

Auction Property – Guide Price £210,000

An exciting opportunity to acquire this substantial four-bedroom detached family home, situated within a quiet cul-de-sac in the highly sought-after village of Yafforth, just a short distance from Northallerton.
Occupying a generous plot, the property benefits from a large driveway, detached garage, private gardens and spacious accommodation throughout. Requiring full modernisation and refurbishment, it presents an ideal project for investors, developers or buyers looking to create a bespoke family home and add significant value.

The accommodation briefly comprises, Entrance Hall, Spacious living room, Dining room, kitchen, Utility room, Cloakroom/WC, First-floor landing, Four bedrooms, Principal bedroom with en-suite, Family bathroom.
Externally, the property offers ample off-street parking, a detached garage and established gardens.
Yafforth is a popular and well-regarded village, offering a peaceful setting while remaining conveniently located for Northallerton's shops, schools, leisure facilities and excellent transport links.

Viewing is highly recommended to fully appreciate the desirable location, generous plot and outstanding potential this property has to offer.

For sale by auction – Guide Price £250,000.

Council Tax Band-D
EPC Rating-F

Howe Hill Close

Yafforth, Northallerton, DL7

Guide Price

£210,000

EPC Rating: F

| victoria.quarton@jameswinn.co.uk | **www.jameswinn.co.uk**
231 High Street, Northallerton, North Yorkshire, DL7 8LU

AUCTION:
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 £349.00 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 Northallerton town centre, head west on the A684 (High Street becoming Bullamoor Road). Continue towards Yafforth. At the roundabout near Yafforth, take the exit toward the village. Follow the local road into Yafforth.
Turn onto Howe Hill Close.

For additional information and full photo gallery please visit **www.jameswinn.co.uk**

THE ACCOMMODATION COMPRISES

Entrance Hall:
Stained glass entrance door, open plan stairs, under stair storage cupboard.

Cloakroom:
3.17 x 2.13
Window, hand basin, w/c, radiator, vinyl flooring.

Living Room:
5.33 x 3.64
Large 3-part bay window plus window to the side.

Dining Room:
3.71 x 3.64
Patio doors to conservatory.

Kitchen:
3.76 x 2.62
Window, fitted base and wall units, space for free standing cooker.

Utility Room:
2.23 x 2.21
Window and door to side, base and wall units.

Conservatory:
2.75 x 2.62
Wooden framed windows and door.

First Floor

Landing:
Window, loft entrance.

Master Bedroom:
3.44 x 4.03
Window, door to ensuite.

Ensuite Bathroom:
2.08 x 2.59
Window, panelled bath, hand basin, w/c, tiled walls, vinyl flooring.

Bedroom 2:
4.03 x 3.43
Window, fitted double wardrobe.

Bedroom 3:
3.62 x 2.90
Window.

Bedroom 4:
3.18 x 2.18
Window.

Bathroom:
2.26 x 2.10
Double-glazed window, panelled bath, hand basin, w/c.

External

Garage:
Single.

Front:
Lawned with mature borders.

Side:
Driveway to garage at rear.

Rear:
Wall and fencing, lawned and paved.

MORTGAGE & FINANCIAL ADVICE:
James Winn Estate Agents are keen to stress the iomportance 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 advisor based. 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.

CLAUSES:
1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or 2 Cockpit Hill (continued) 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.

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, electricity, water and drainage.
MAINTENANCE / SERVICE CHARGE: N/A
WATER METER: Not Known

PARKING ARRANGEMENTS: Driveway and garage

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

GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.

1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.

TOTAL FLOOR AREA : 1588 sq.ft. (147.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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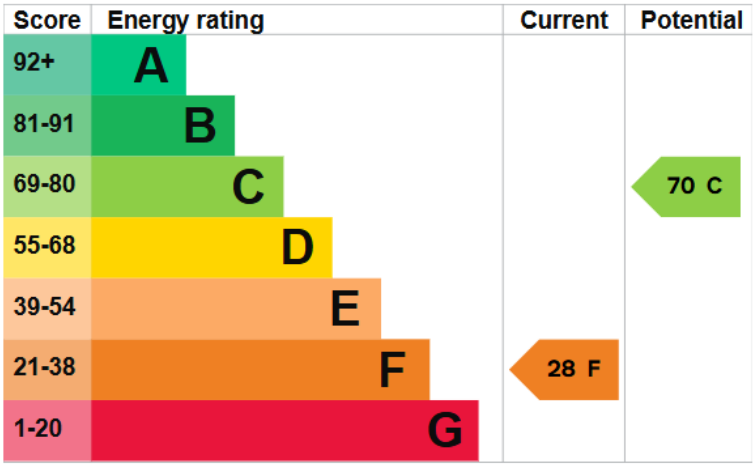

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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

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