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The Literary Institute

Reeth, Richmond, DL11 6TE

By Auction £117,000

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HALL – LIVING ROOM/KITCHEN – 1 BEDROOM – SHOWER ROOM/WC

ELECTRIC HEATING
LEASEHOLD

- For Sale By Modern Method of Auction
- Starting Bid: £117,000
- Buyer's Fees Apply
- Subject to Reserve Price & Reservation Fee

GROUND FLOOR ENTRANCE HALL:

A shared entrance with staircase to the upper floors.

HALL:

An open hallway with cloaks area.

LIVING ROOM/KITCHEN:

11'4" x 17'6" max (3.45m x 5.33m max)

Enjoying good natural light and with fine views to the front, an open plan living area.

KITCHEN -

Having range of units in light finish with worksurfaces, sink unit, oven, hob and extractor, plumbing points and power points.

BEDROOM:

8'10" x 10'4" (2.69m x 3.15m)

A good sized double bedroom again with fine views to the front and airing cupboard.

SHOWER ROOM/WC:

Well fitted having shower cubicle, wash-hand basin & WC.

FINER INFORMATION

• Tenure: Leasehold – 999 years from 1st January 2005 with £35 per month management charge.
• Services: Mains electricity, water and drainage.
• Broadband & Mobile: Broadband connected at the property currently via Reeth Rural Radio Network. Mobile coverage available via EE and O2. Please check the Ofcom website for other suppliers available.
• Council Tax Band: A
• EPC Rating: G
• Heating: Electric Heating

AUCTIONEER COMMENTS:

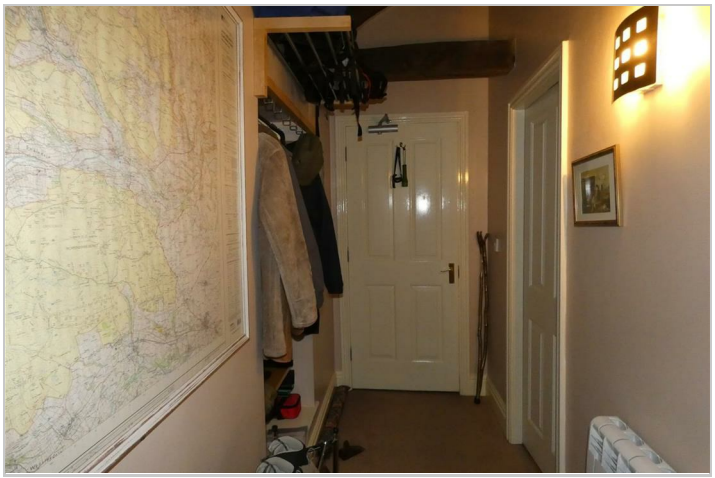
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

Tel: 01748 822 525

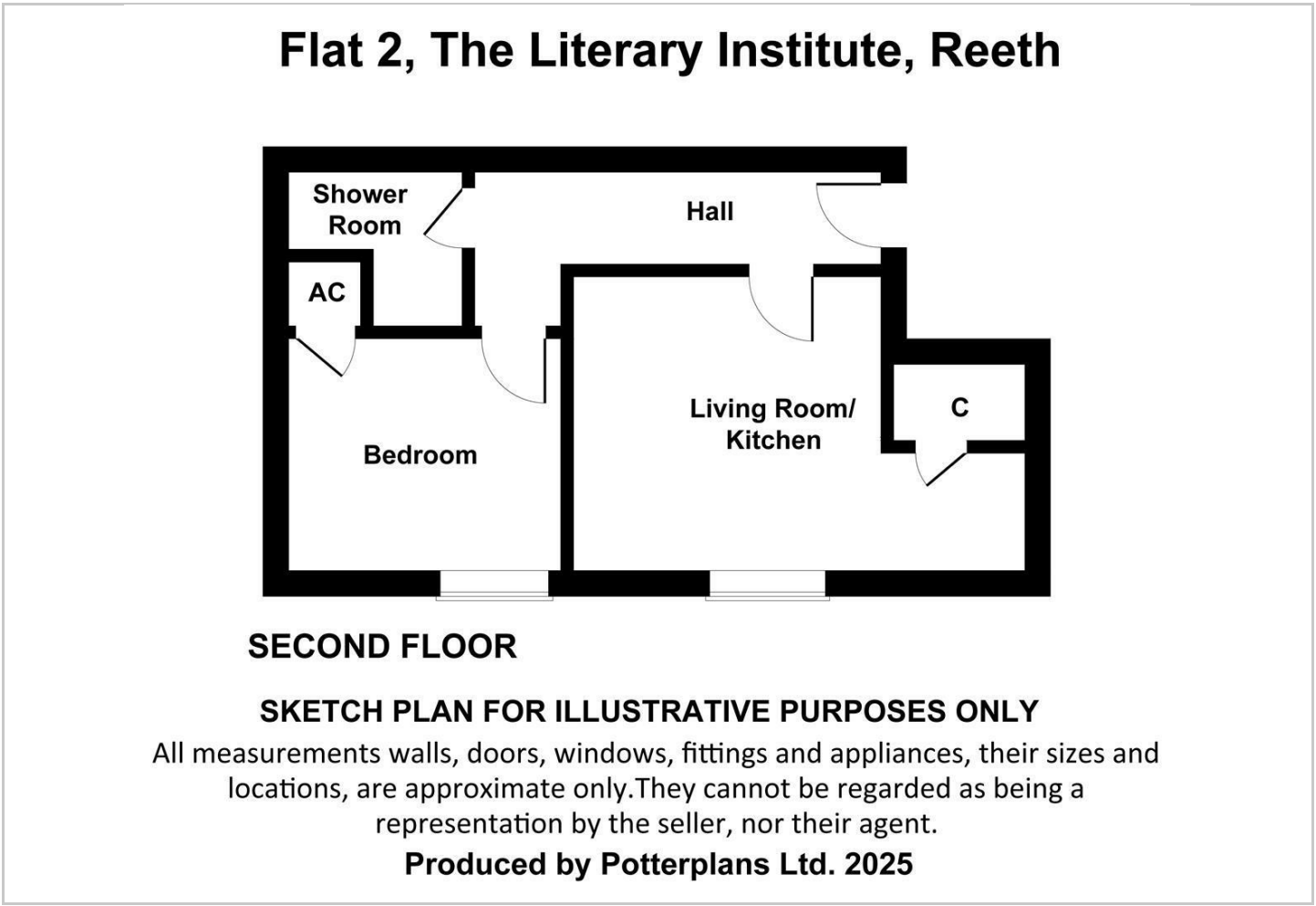


Road Map

Hybrid Map

Terrain Map

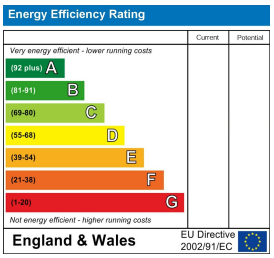
Floor Plan



Viewing

Please contact our Richmond Office on 01748 822 525 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Although every care is exercised to ensure that the particulars supplied are accurate, no responsibility whatever is accepted for any errors, inaccuracies or omissions or for any time, trouble or abortive expense incurred by applicants as a result thereof and they do not constitute a collateral warranty or form any part of the contract.

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