

4 The Square

Skinningrove, TS13 4BD

**Auction Guide
Price £125,000**

Energy Rating :



4 The Square

DESCRIPTION

For Sale by Modern Auction – T & C's apply

- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction

With no onward chain, this traditional Bay Fronted Three Bedroom Terraced Home offers great potential and would make an ideal family home or holiday let within this highly sought after coastal village that lies between Saltburn and Staithes. The property is warmed by gas central heating and features uPVC double glazing, two reception rooms, a dual aspect kitchen, a first floor shower room/w.c., a gated forecourt garden, street parking and an enclosed rear garden which is not overlooked. There is a concrete hardstanding at the foot of the garden which could be utilised as parking with the addition of double gates. The delightful location is within comfortable walking distance of a sandy beach, Cleveland Ironstone Museum and Kaskane cafe and bar. The Cleveland Way runs through the village and ideal for walkers. Definitely merits your time for a viewing.

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 will pay £300 inc VAT for this pack. 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. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. 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 £450. These services are optional

Accommodation

Hallway

Upvc double glazed entrance door.

Lounge 13' 8" x 13' 4" (4.16m x 4.06m)

Original fire place with a marble inset and hearth incorporating a coal effect living flame gas fire, (which we understand has been capped off but could be re-instated if desired). Upvc double glazed front aspect bay window, double radiator, coved ceiling and picture rail.

Dining/Family Room 13' 4" x 12' 2" (4.06m x 3.71m)

Rear aspect upvc double glazed bay window, coal effect living flame gas fire on a marble hearth and door into a storage area. Cupboard housing the combination boiler. Picture rail.

Galley Style Kitchen 14' 8" x 5' 10" (4.47m x 1.78m)

Range of wall and base units with cupboards and drawers, laminate effect worktops, breakfast bar, dual aspect upvc double glazed windows and a side access door. Plumbing for an automatic washing machine, tiled floor, inset stainless steel drainer and unit with a mixer tap.

First Floor

Landing

Access to the loft space.

Bedroom 1 9' 5" x 10' 9" (2.87m x 3.27m)

Rear aspect upvc double glazed window, please note this room is not overlooked. Radiator.

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Bedroom 2 11' 0" x 11' 7" (3.35m x 3.53m)

Views towards the hills and the Cleveland Way from the upvc double glazed window. Radiator,

Bedroom 3 5' 8" x 8' 6" (1.73m x 2.59m)

Views from the upvc double glazed window and radiator.

Bathroom

White low flush wc and vanity cupboard with cupboards below, quad style shower enclosure with a mixer shower and a seat, part tiled walls, the shower area is pvc panelled as is the ceiling. Chrome effect heated towel radiator.

Externally

Gardens

The front garden is enclosed and gated with a seating area again with lovely views over the local countryside and towards the Cleveland Way. The enclosed rear garden is not overlooked and incorporates a concrete area, seating, raised flower beds, steps that lead to a lawn. Shed and further steps to the rear concrete laid area which could be utilised as parking with the addition of double gates.

Council Tax Band

Council tax band:- A

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

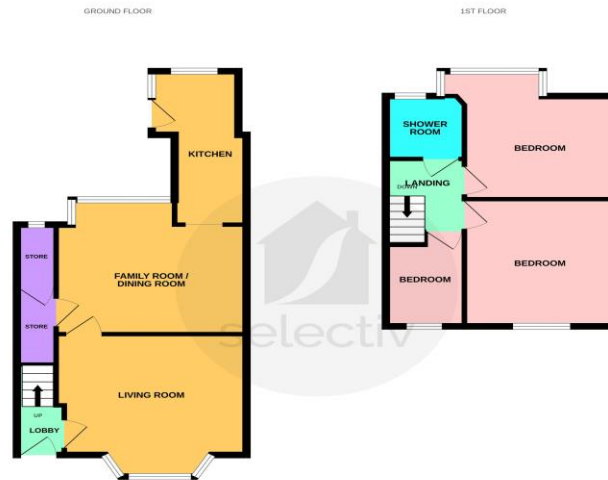
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Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.