



2 Bedrooms

ATTENTION INVESTORS!!

Two bedroomed mid terrace property. This property is currently tenanted at £360pcm offering a yield of 9.6%.

Situated on the outskirts of Bishop Auckland, the property briefly comprises; Enclosed yard to the front, kitchen/breakfast room fitted with a range of beech effect units and integrated oven and hob, lounge, two bedrooms and upstairs bathroom/wc, garden to the rear.

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

Guide Price:

**£35,000**

EPC Rating: C

# New Row

Eldon, Co Durham, DL14



**Disclaimer:**

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. MORTGAGE ADVICE It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. PLEASE NOTE Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. 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



For additional information and full photo gallery please visit [www.holbrookandco.co.uk](http://www.holbrookandco.co.uk)



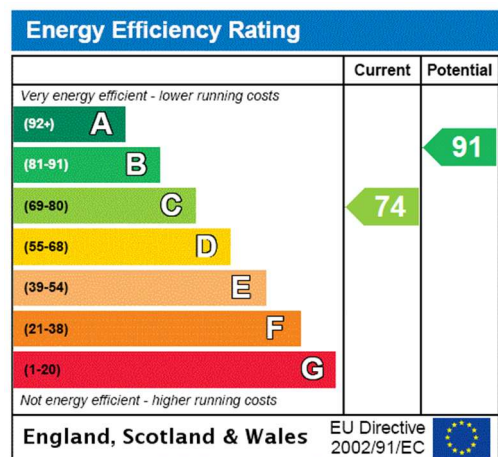
statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. **VIEWING ARRANGEMENTS** To arrange an appointment to view this property, please contact us on 01388 608523, hours are Monday to Friday 9.00a.m. to 5.00p.m, Saturday 9.00a.m. to 12.00p.m

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**Tenure** - Freehold

**Viewing** - By appointment through Holbrook & Co



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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