



2 Bedrooms

Holbrook & co Estate Agents offer this property through iamsold LIMITED.

Selling with tenant in situ, this two bedroom semi detached house in the King Oswy area of Hartlepool looks to be a great investment. Selling with tenant in situ and currently let at £515 per month (£6,180 per annum) offering a rental yield of 5.4%. The property briefly comprises entrance hall, ground floor w/c and open plan living area/kitchen with French door access to the garden. To the first floor are two double bedrooms and a modern bathroom. Externally the property benefits from an enclosed rear garden and resident parking to the front.

AUCTIONEER COMMENTS This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts. On exchange of contracts, the buyer is required to make a payment of a 10% deposit, sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.80% of the final agreed sale price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to the agreed purchase price and is considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an

Guide Price:

£105,000

EPC Rating: B

Liberty Mews

Liberty Park, TS24



Ground floor

Entrance hall:

With stairs to first floor and radiator.

Living Room/Kitchen:

5.5 x 4.3

With built in appliances, living area, radiator and french door access to rear garden.

W/C:

1.9 x 1.4

With white two piece suite, double glazed window and radiator.

First floor

Bedroom 1:

4.3 x 2.6

With double glazed window and radiator.

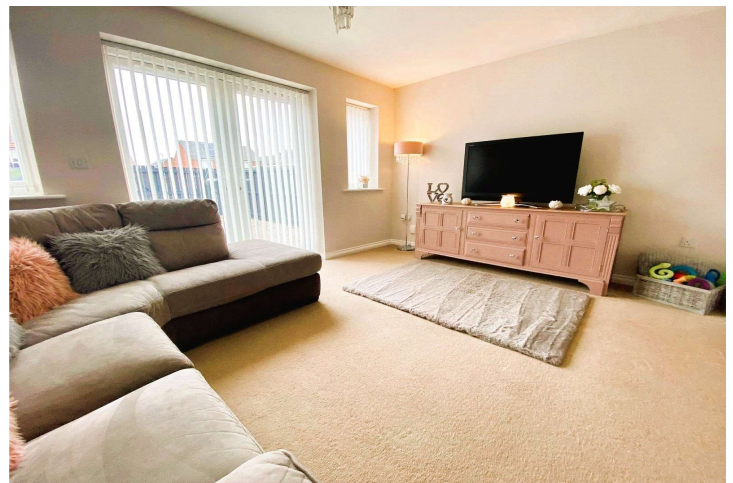
Bedroom 2:

4.3 x 2.6

With double glazed window and radiator.

Bathroom:

2.0 x 1.9



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



With white three piece suite, double glazed window and radiator.

External:

Enclosed rear garden with patio.

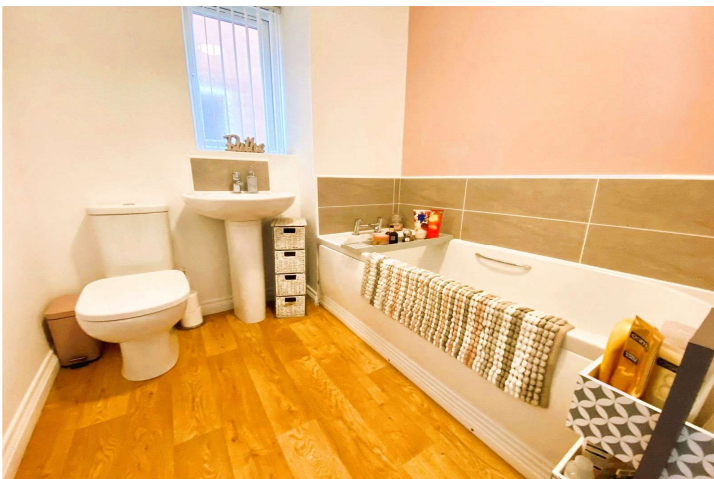
Disclaimer:

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 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 statements of presentation 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. VIEWING ARRANGEMENTS To arrange an appointment to view this property, please contact us on 01429 856565, hours are Monday-Friday 9.00am-5.00pm and Saturday 9.00am-12.00pm.

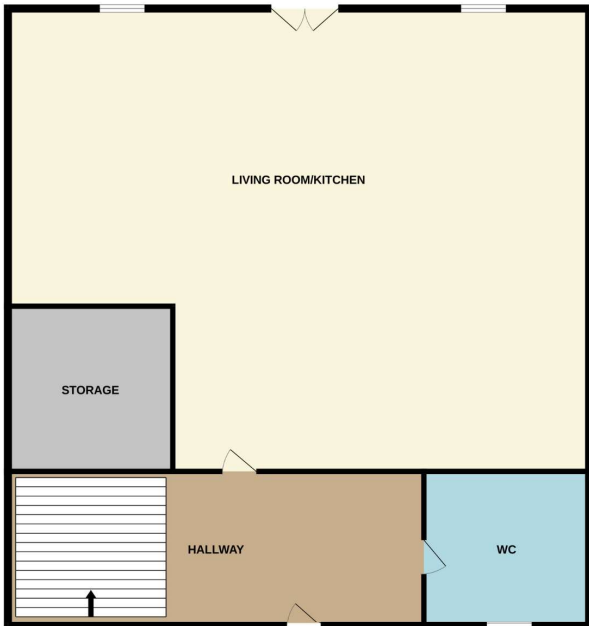


Tenure - Freehold

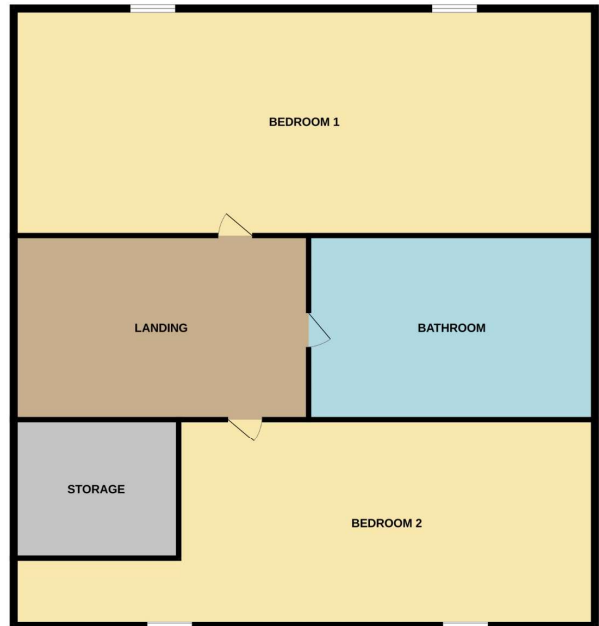
Viewing - By appointment through Holbrook & Co



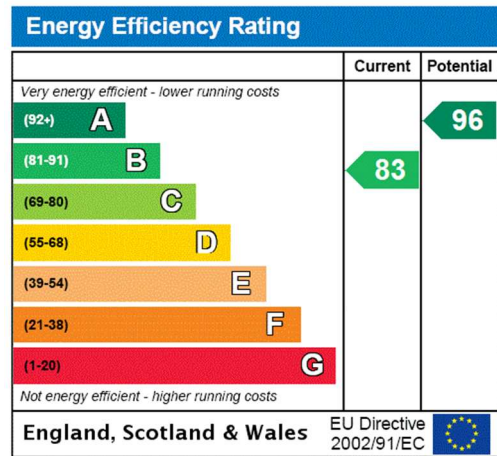
GROUND FLOOR



1ST FLOOR



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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For additional information and full photo gallery please visit

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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