



Enterpen Hall, Hutton Rudby, Yarm, TS15 0EN

FOR SALE BY MODERN METHOD OF AUCTION. Located in the picturesque village of Hutton Rudby in Enterpen Hall, this impressive ground floor apartment offers characterful accommodation and a feeling of quality living space, offered for sale with the advantage of NO ONWARD CHAIN.

Access to the property is through a communal entrance, and door into the private spacious entrance hall with two storage cupboards. The interior of the apartment is well presented and provides a lounge with attractive fireplace and windows offering natural light from both the front and side aspects, kitchen fitted with a good range of high gloss units including integrated appliances, two double bedrooms and a contemporary fitted shower room with large shower enclosure. The home is warmed via combi gas central heating with a modern Worcester boiler.

To the rear of the property is a private courtyard garden, designed for low maintenance, making this outdoor space ideal for relaxation, with paved patio area and raised flower beds. In addition to the garage and parking space.

Hutton Rudby is a charming village offering access to village amenities and is surrounded by open countryside. The market town of Stokesley is approximately four miles away providing a good variety of shops, cafes and restaurants, along with local reputable schooling. For commuting there is access to good road and transport links.

By Auction £150,000



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ENTRANCE HALL

LOUNGE

15'4" x 13'10" (4.67 x 4.22)

KITCHEN

9'0" x 8'5" (2.74 x 2.57)

BEDROOM ONE

14'0" x 11'5" (4.27 x 3.48)

BEDROOM TWO

12'0" x 11'9" (3.66 x 3.58)

With built in wardrobes.

SHOWER ROOM/WC

14'0" x 5'7" (4.27 x 1.70)

ADDITIONAL INFORMATION

LEASE REMAINING: 949 YEARS

ANNUAL GROUND RENT AND SERVICE CHARGE

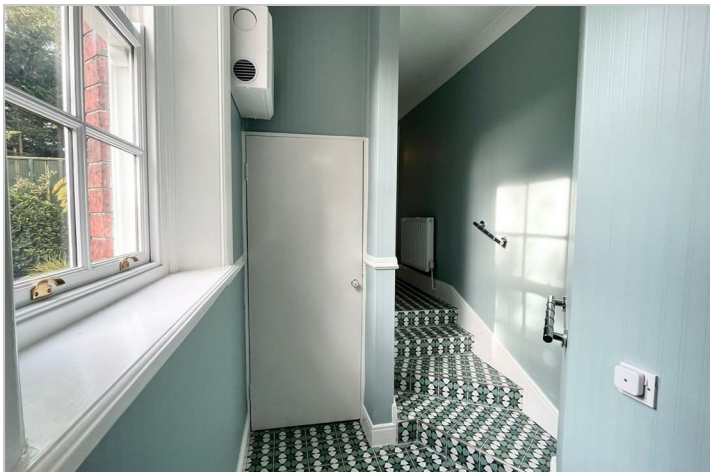
TOTAL £125.00

AUCTIONEER COMMENTS

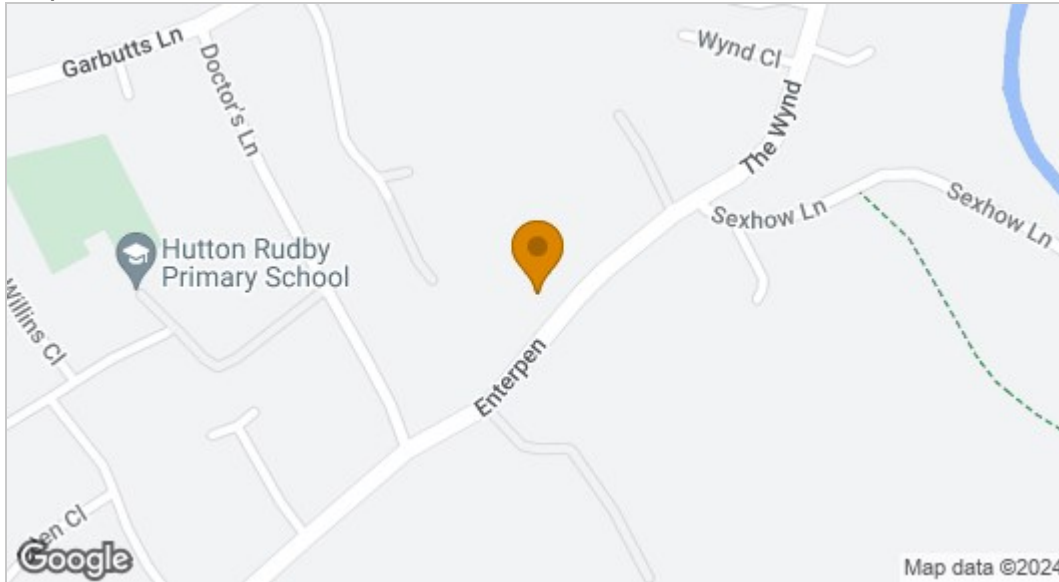
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender 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.

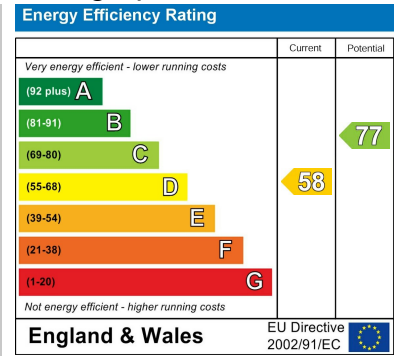




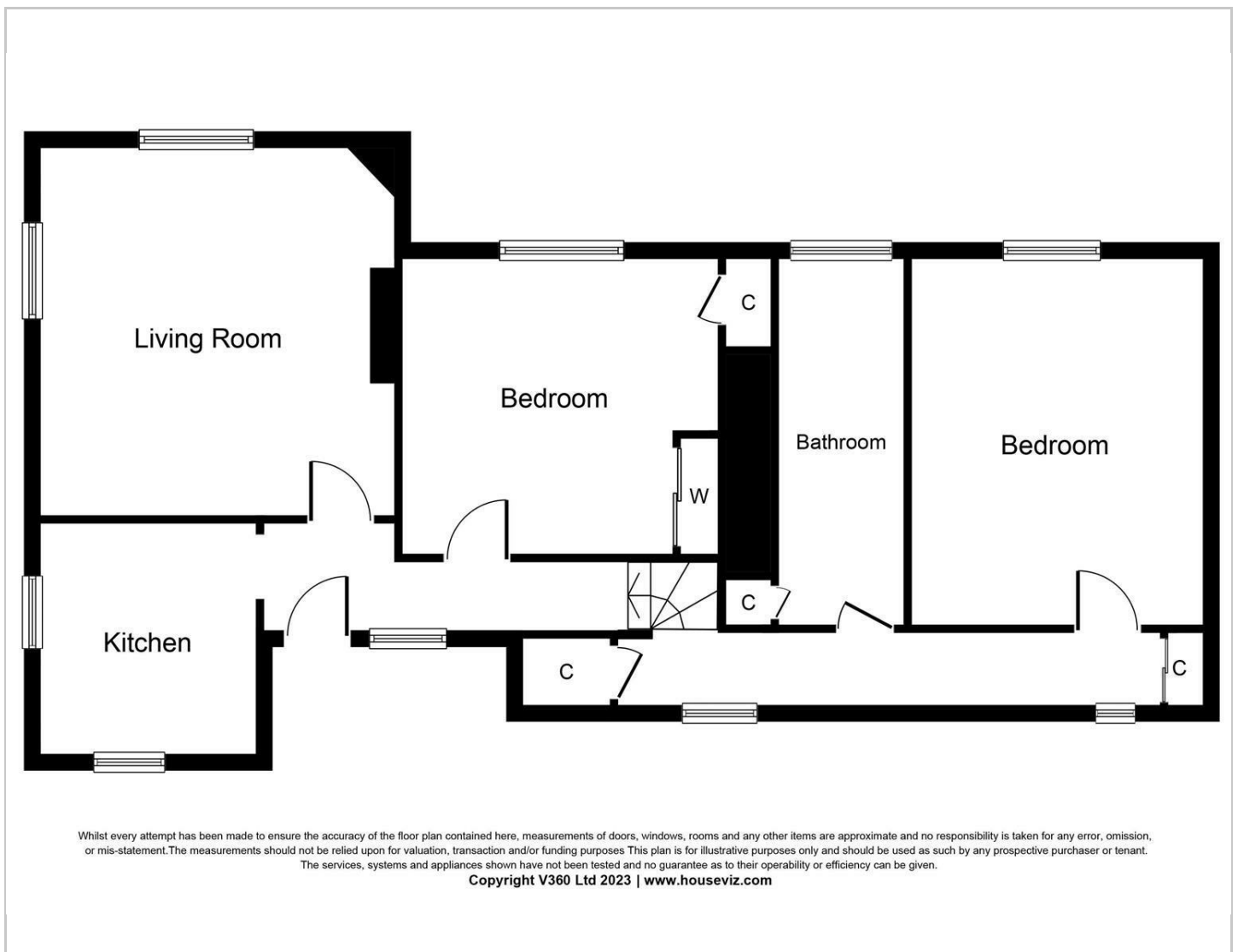
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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 representation 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.