



4 CLIFF COTTAGES PORT MULGRAVE, SALTBURN-BY- THE-SEA

**Auction Guide
£160,000**

A stunning coastal positioning on the Cleveland Way providing an ideal Holiday let or second home opportunity within easy reach of Staithes, Whitby & Saltburn by the Sea.

Offering very well presented and comfortable living accommodation boasting some of the best coastal views along the East Cleveland coastline.

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the

Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers

solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria,

affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price

including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be 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 identification

verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything

you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation

Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the

preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Sun room

6'7" x 11'5"

Double glazed units to the front and side aspects.

Stone flooring.

Kitchen

6'0" x 5'9"

Double glazed window to the front aspect.

Fitted with a range of matching 'Farm house' wall and base units incorporating roll top work surfaces incorporating wooden work surfaces with a single drainer stainless steel sink unit and mixer tap over.

Built in electric oven and hob with an extractor hood over.

Tiled flooring.

Lounge/dining area

15'11" x 17'8"

Double glazed windows to the front aspect.

A multi fuel burning stove with a sandstone mantle complimented by a brick back and tiled hearth provides a very welcoming feature for the room.

Electric radiators.

Space for a dining table and chairs.

Hallway

A light & airy hallway providing access to both bedrooms and the bathroom.



- Electric 'Ariston' water heater • The Modern Method of Auction • 'Flying' freehold • Please take note of 'Important information' prior to viewing

Bedroom one

15'10" x 13'2"

Double glazed window to the rear aspect.

Built in storage cupboard.

Fitted wardrobe.

Electric wall heater.

En-suite

4'8" x 6'3"

Double glazed window to the rear aspect.

Three piece suite comprising of a low level WC, pedestal wash hand basin and a glazed shower cubicle.

Fully tiled walls and flooring.

Bedroom two

12'10" x 11'0"

Double glazed window to the rear aspect.

Electric wall heater.

Space for a double or two single beds.

Inner hall

6'6" x 6'3"

Fitted with floor to ceiling utility cupboards.

Plumbing for a washing machine.

Tiled flooring.

Radiator.

Bathroom

8'11" x 6'4"

Double glazed window to the rear aspect.

Comprising of a luxurious four piece suite including a pedestal wash hand basin, low level WC, claw foot bath and glazed shower cubicle.

Fully tiled walls and flooring.

Externally

To the front of a property is a generous gravelled area providing parking for multiple vehicles.

There is a separate enclosed garden with a spacious lawn, summer house and some of the best coastal views around.

Important information

* The tenure of the property is 'Flying freehold' - Should you require a mortgage, please check with your desired lender that this is acceptable with their terms.

* The sun room has a separate 'possessory' title, this is NOT an 'absolute' title. However, this can be applied for in circa 11 years time.

* We always recommend that a survey is carried out prior to bidding.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they

will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral

arrangement and payment prior to any services being taken by you



- For an INSTANT online valuation of your own home, please go to our website
- Our office is open 6 days a week
- Chat to an online agent via our own website, 7 days a week, 24 hours a day

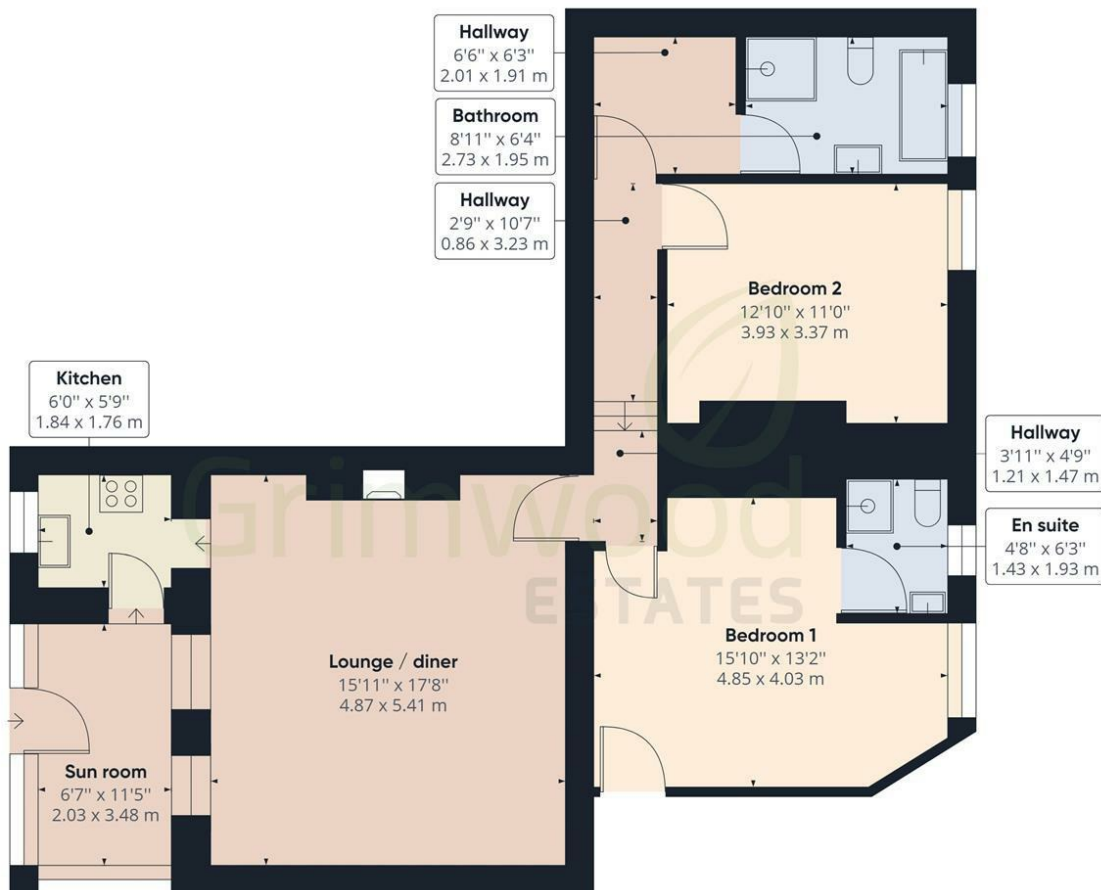




Additional Information

Local Authority -
Council Tax - Band A
Viewings - By Appointment Only

Tenure - Freehold



Approximate total area⁽¹⁾
917.55 ft²
85.24 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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