

FOR SALE



Helmsley Drive, Guisborough  
Auction Guide Price £60,000

MARTIN & CO

**Helmsley Drive, Guisborough**

**3 Bedrooms, 1 Bathroom**

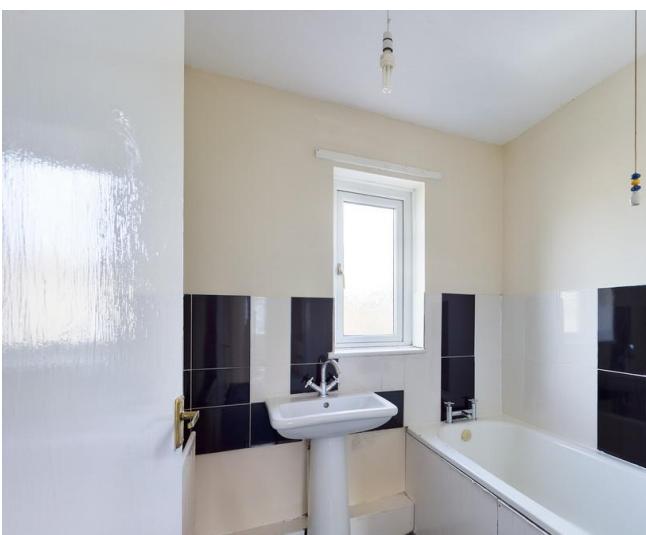
**Auction Guide Price £60,000**

- For Sale By Auction – T & C's apply
- Reservation Fee Applicable
- View or Make A Bid 01287 631254
- Plenty of Storage Throughout
- Kitchen/Diner

**FULL DESCRIPTION**

This would be an excellent buy for an investor or a first time buyer wanting to get on the property ladder. The house is chain free and is ready to move straight into. The property is located close to local shops, bus routes and local amenities. The ground level layout comprises of an entrance lobby which moves into a spacious hallway with plenty of storage, kitchen/dining area and a good size lounge that has rear access to the rear outside space. On the upper level there are three good size bedrooms, bathroom with separate w/c, storage and loft access. The property holds a great deal of potential for the buyer.

**Auctioneer Comments** This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc. VAT towards the preparation cost of the pack. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change. TO VIEW OR MAKE A BID contact Martin and Co Estate Agents in Guisborough on 01287631254 or visit [www.martinco.com/estate-agents-and-letting-agents/branch/guisborough](http://www.martinco.com/estate-agents-and-letting-agents/branch/guisborough)

## INTERNALLY

### GROUND FLOOR

ENTRANCE PORCH uPVC entrance door, tiled flooring and double storage cupboards.



ENTRANCE HALL 4.81m x 0.89m Double panelled central heating radiator, laminate flooring and stairs leading to the first floor.

LOUNGE 3.15m x 4.77m Rear aspect. Laminate flooring, double panelled central heating radiator, uPVC window and uPVC rear door.

DINING KITCHEN 4.75m x 2.86m To front aspect. Range of wall, base and drawer units with light wood



effect fascias, 1 ½ bowl coloured inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas central heating boiler, laminate flooring, central heating radiator and uPVC window.

## FIRST FLOOR

LANDING Landing with loft access hatch.

BEDROOM 2.92m x 2.07m Rear aspect, central heating radiator and uPVC window.

BEBROOM 3.95m x 2.66m Rear aspect, central heating radiator and uPVC window.

BEDROOM 3.43m x 1.95m 1 x Double glazed window front elevation, central heating radiator and uPVC window.

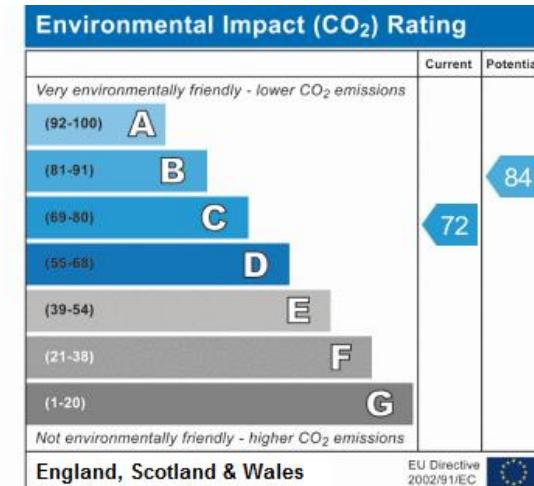
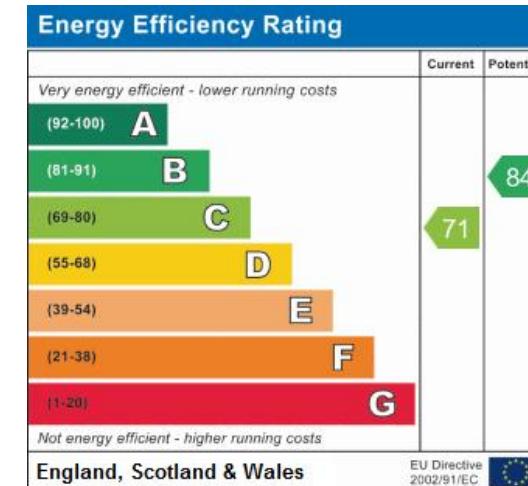
BATHROOM 1.59m x 1.87m Part tiled, white suite comprising: pedestal wash basin, panelled bath, vinyl

flooring, central heating radiator and uPVC window.

SEPARATE WC 1.68m x 0.85m White WC with push button flush and uPVC window front elevation

## EXTERNALLY

GARDEN The front and rear gardens are paved.



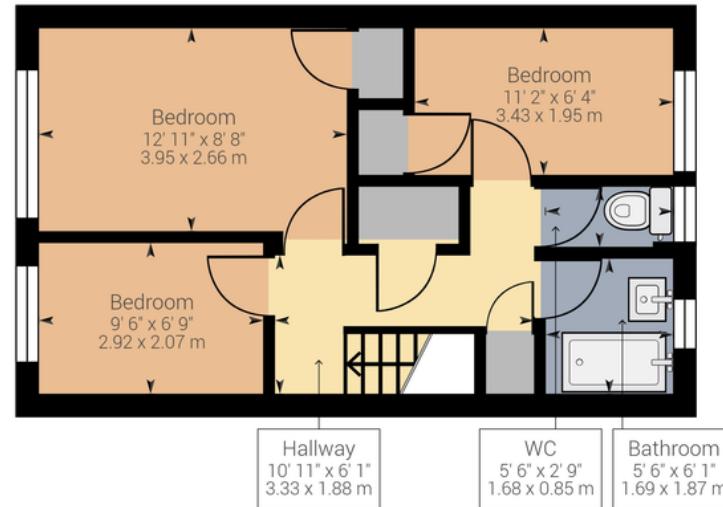
**MARTIN & CO**



Ground Floor



1st Floor



Approximate net internal area: 781.07 ft<sup>2</sup> / 72.56 m<sup>2</sup>

## Martin & Co Guisborough

83 Westgate • • Guisborough • TS14 6AF  
T: 01287 631254 • E: Guisborough@martinco.com

**01287 631254**

<http://www.martinco.com>

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

