



Harvey Walk, Hartlepool TS25 4PZ

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Harvey Walk, Hartlepool

This two bedroom, mid-terrace property is offered as a renovation opportunity and requires full refurbishment throughout.

Auctioneer's 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 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Entered via wooden door, single wooden glazed window, exposed brick wall, door leading into second reception room.

Second Reception Room

Wooden single glazed window to front, some wooden cladded walls, radiators, stairs leading to first floor, vinyl flooring door leading to kitchen, door leading to lounge.

Lounge

Dual aspect, wooden single glazed window to front, wooden single glazed door to rear, back boiler.

Kitchen

Wooden single glazed window to front, range of base units, stainless steel sink/drain, door leading into rear lobby.

Rear Lobby

Wooden single glazed door to side, further door leading to utility area.

Utility Area

Wooden single glazed window to side, plumbing for washing machine.

First Floor Landing

Wooden single glazed window to rear, doors leading to bedrooms 1, 2 and family bathroom.

Bedroom 1

Dual aspect, wooden single glazed window to front and rear, built in storage cupboard.

Bedroom 2

Wooden single glazed window to front, built in



storage cupboard.

Family Bathroom

Wooden single glazed window to rear, low level low flush WC, wall mounted wash hand basin, bath, part tiled walls.

Externally

Front Garden

Wall enclosed, walkway that leads to front door.

Rear Garden

On street parking, wall and fence enclosed garden with 2 brick built outbuildings - one of which has a wooden single glazed window to side, wooden gate for access to the rear.



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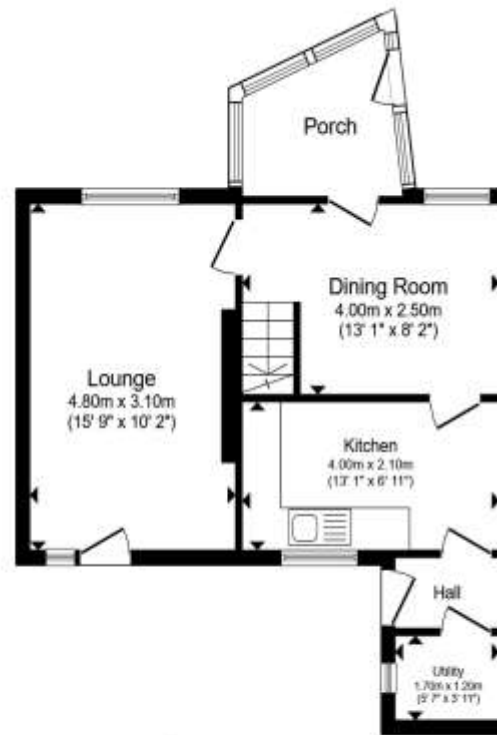
Harvey Walk, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- RENOVATION OPPORTUNITY
- REAR ON STREET PARKING

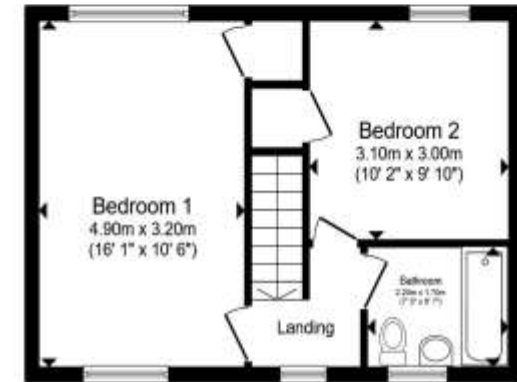
Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£35,000



Ground Floor



First Floor

Total floor area 75.5 m² (812 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HAR120879 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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