



Wycliffe Court, Yarm, TS15 9XD

Offered for sale by the MODERN METHOD OF AUCTION, this one bedroom ground floor apartment is pleasantly located on a small development of retirement properties. Conveniently located for ease of access to Yarm High Street with all its amenities and facilities, and a bus service is available to the local area to include Stockton High Street and Preston Park.

The electrically heated property comprises of entrance hall, a large living room with double French doors leading out to the communal gardens, a kitchen, two bedrooms and shower room with large shower. Residents and visitors parking is also provided.

Perfectly suited to a buyer who is looking for independent living but within a community of residents of 55 years of age and above. Residents can enjoy their own space within their apartment or if looking for some company, the lounge area is available for socialising, and generally enjoying spending time with others. The complex provides two communal lounges, large conservatory and landscaped gardens for all residents and guests to enjoy.

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HALL

LOUNGE

11'10" x 9'1" (3.61m x 2.77m)

KITCHEN

8'4" x 8' (2.54m x 2.44m)

DINING ROOM

7'10" x 7'1" (2.39m x 2.16m)

BEDROOM ONE

13'10" x 9'8" (4.22m x 2.95m)

BATHROOM

6'9" x 6'1" (2.06m x 1.85m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

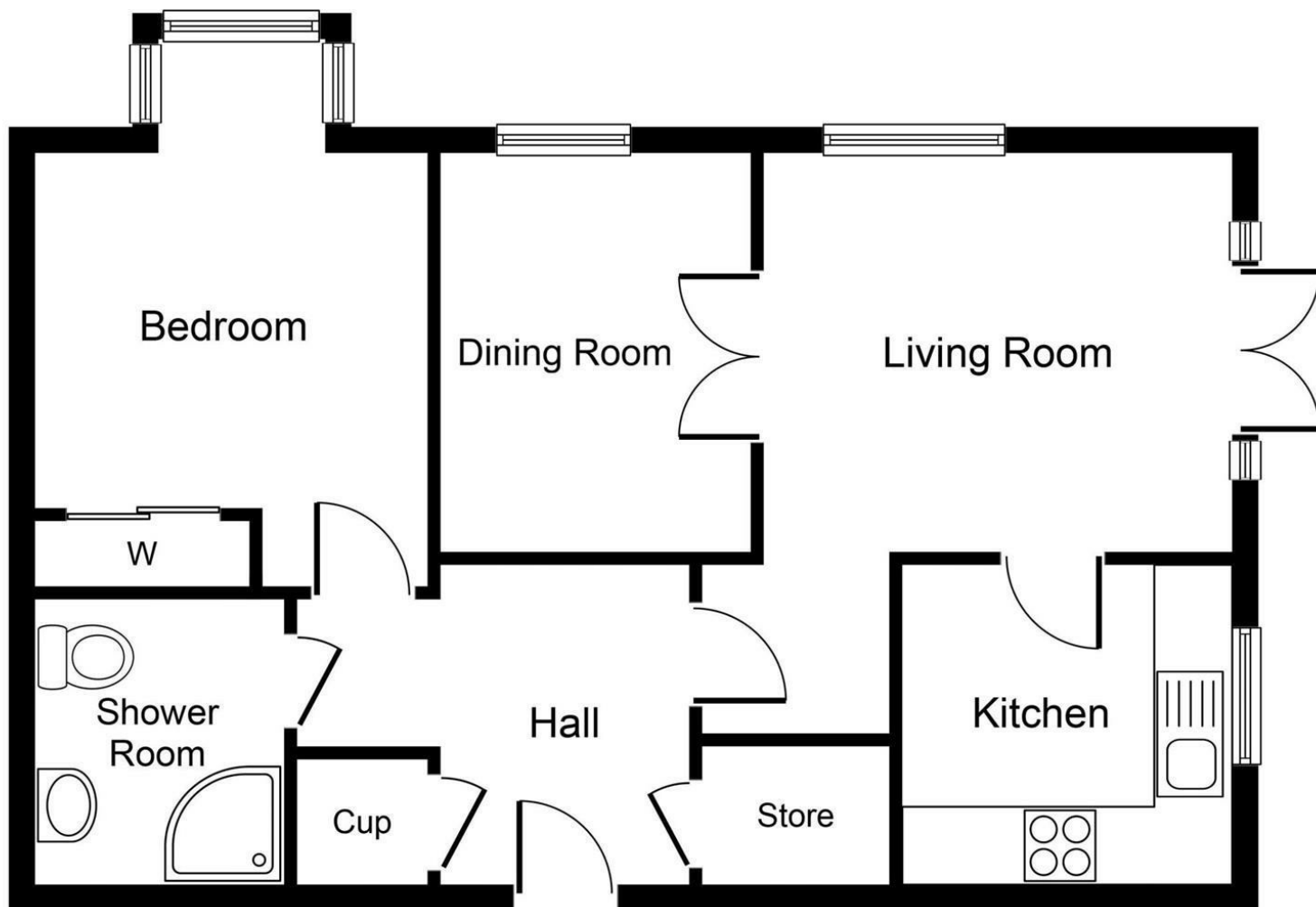
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.



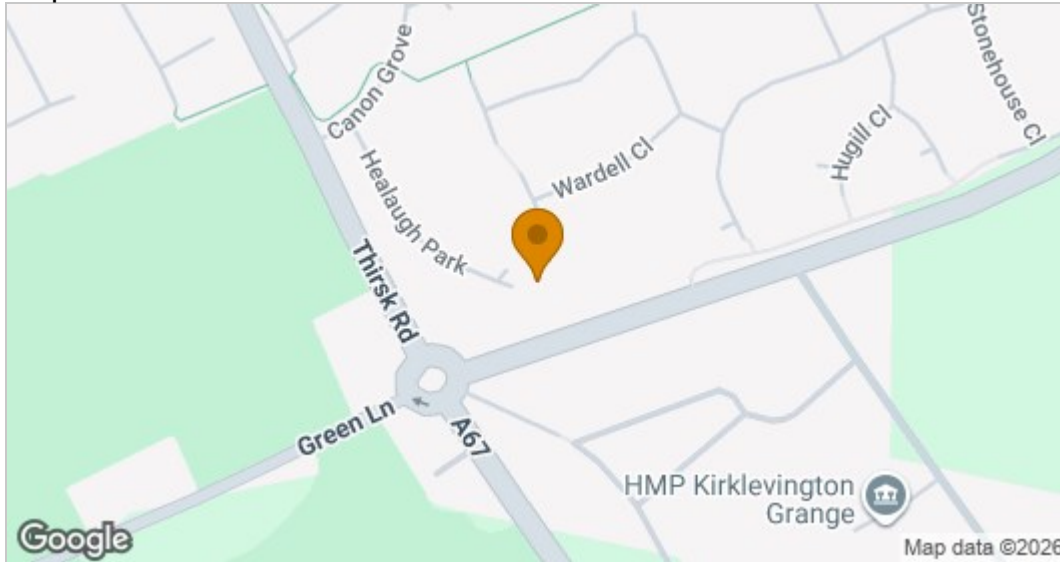
Tel: 01642 248248



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Map



EPC graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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	

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.