



2 Mowbray Terrace, Thornton Le Moor,
Northallerton, DL7 9DP

***Guide Price £150,000 + (plus fees)**

**For Sale by auction on
Wednesday 6th July 2022**



Mowbray Terrace

This two bedroom through terrace is sure to appeal to investors looking for a secure addition to their portfolio. At present, the property is let on a regulated tenancy producing an annual income of £5,408. Unfortunately Auction House have been unable to inspect the property but information taken from the register of fair rents suggests it comprises a living room, kitchen, two bedrooms and a bathroom. Externally the property has good sized gardens to the front and rear.

The property is located in the picturesque village of Thornton-le-more which itself lies just 5 miles to the south of Northallerton.

We regret that no viewings will be available prior to the auction and ask all interested parties to respect the tenants privacy.

Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.

TENURE – Freehold

SERVICES – Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

NB: Services, apparatus and equipment have not been tested by Auction House and therefore cannot be verified as being in working order. The buyer is advised to obtain verification from their Solicitor/Surveyor.

LOCAL AUTHORITY – Hambleton District Council

VIEWINGS – Strictly by appointment with Auction House Tel 0113 3933482

PLANS & PHOTOGRAPHS – The plans and photographs are there to aid identification of the property only. The plans are not to scale.

CHARGES AND PAYMENTS – In addition to the deposit

Administration Charge: 0.9% inc VAT of the purchase price subject to a minimum of £1200 inc VAT.

Disbursements: Any additional disbursements payable by the purchaser are yet to be confirmed by the vendors solicitor. For more details please see the legal pack.

***GUIDES** - Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

Viewing

By appointment only through our Auction House branch Mon – Fri 9.00 - 5.30

Call our team 7 days a week from 8am til 8pm

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